



Environmental Planning Commission

Staff Report

***Agenda Number: 1
Project #: PR-2020-004171
Case #: RZ-2021-00011
Hearing Date: May 20, 2021***

<i>Agent</i>	JAG Planning & Zoning
<i>Applicant</i>	William E. Galbreth Land Development Co., LLC
<i>Request</i>	Zoning Map Amendment (zone change)
<i>Legal Description</i>	Tract N-7-A-1, Tanoan Properties
<i>Location</i>	Between Lowell Drive NE and Tennyson Street NE (12300 San Antonio Drive NE)
<i>Size</i>	Approximately 6.7 acres
<i>Existing Zoning</i>	PD
<i>Proposed Zoning</i>	R-1D

Staff Recommendation

APPROVAL of RZ-2021-00011, based on the Findings beginning on Page 24.

***Staff Planner
Silvia Bolivar, PLA, ASLA***

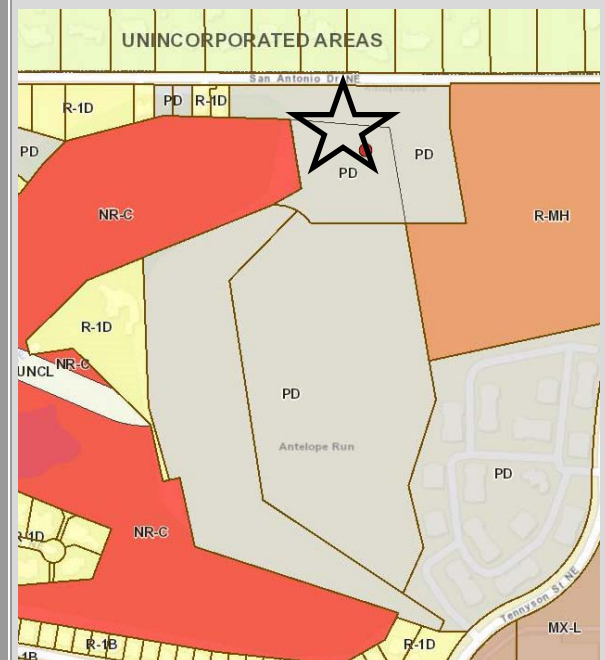
Summary of Analysis

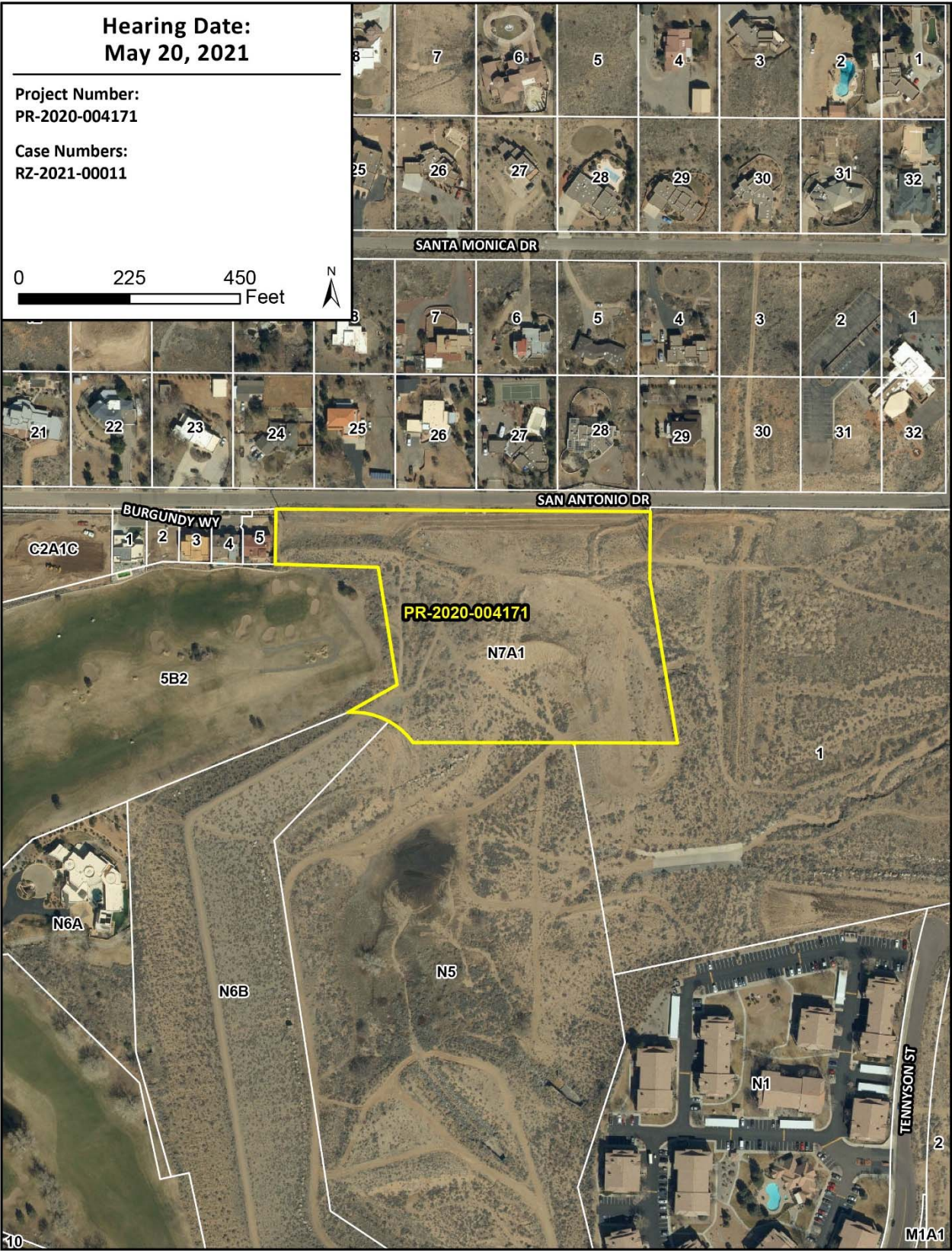
The request is for a zoning map amendment from PD to R-1D for Tract N-7-A-1, Tanoan Properties, located at 12300 San Antonio Drive NE, between Lowell Drive NE and Tennyson Street NE (the “subject site”). The applicant wants to change the subject site’s zoning to R-1D in order to develop the vacant tract with single family dwellings. The subject site is in an Area of Consistency.

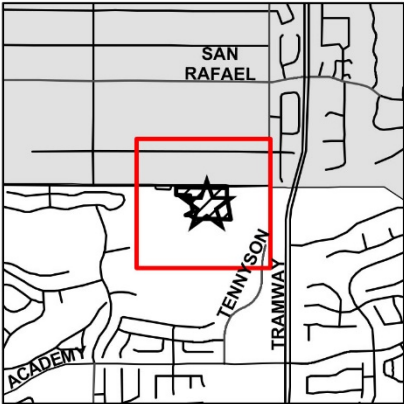
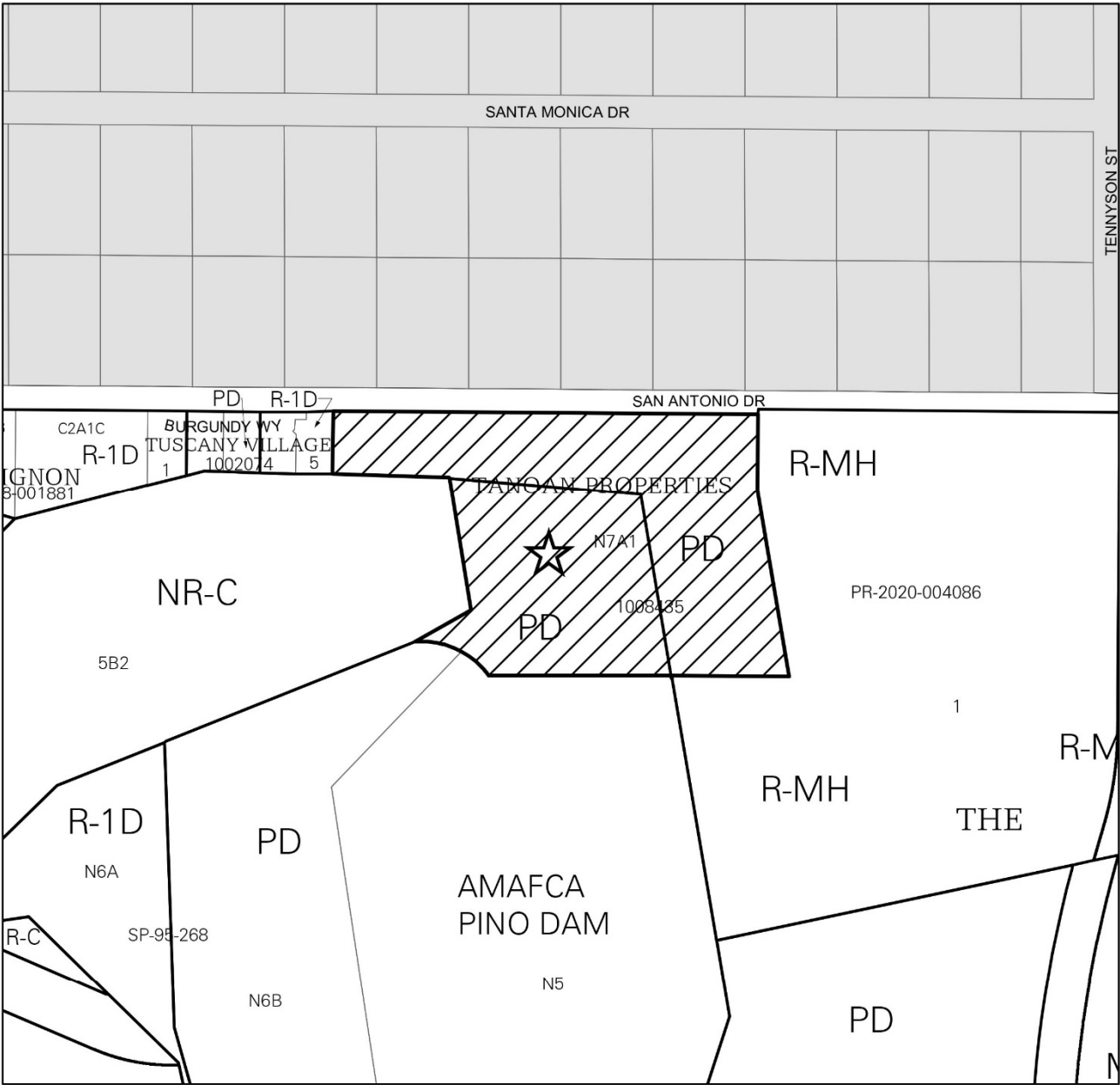
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations are the District 8 Coalition of Neighborhood Associations, The North Albuquerque Acres Community Association, and the Antelope Run Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was held with neighborhood representatives on February 26, 2021.

Staff recommends approval.







IDO ZONING MAP

Note: Gray shading indicates County.

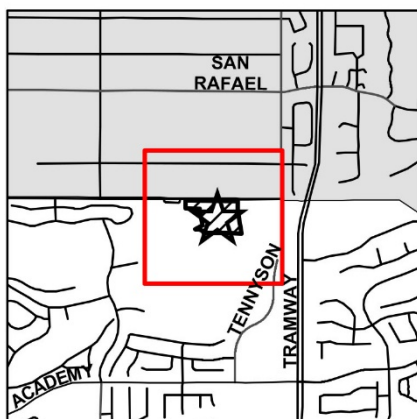
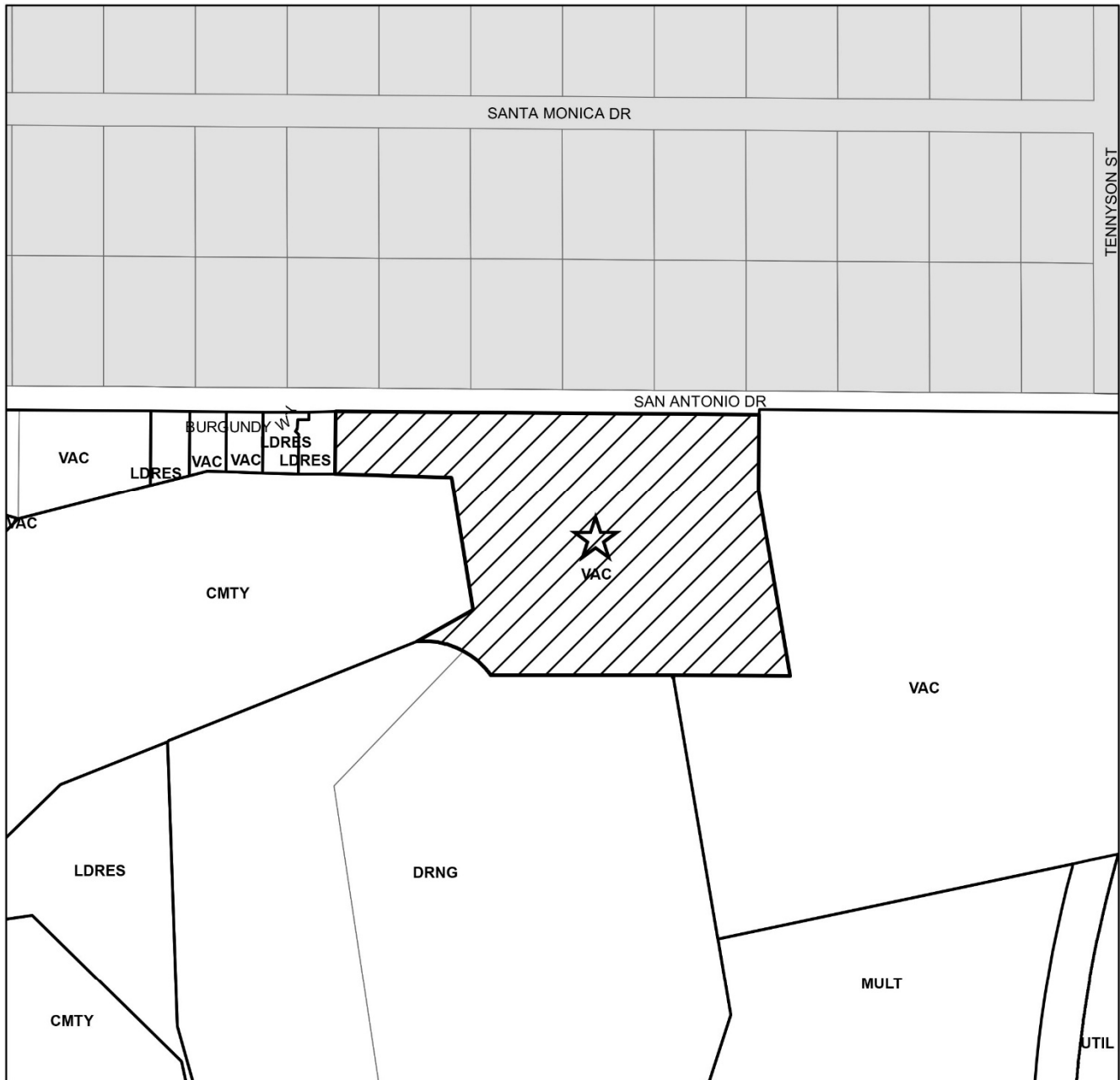


1 inch = 250 feet

Hearing Date:
5/20/2021

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Zone Atlas Page:
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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

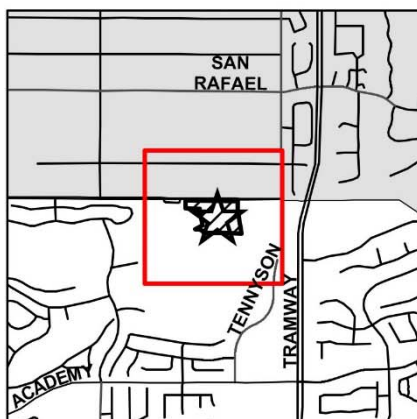
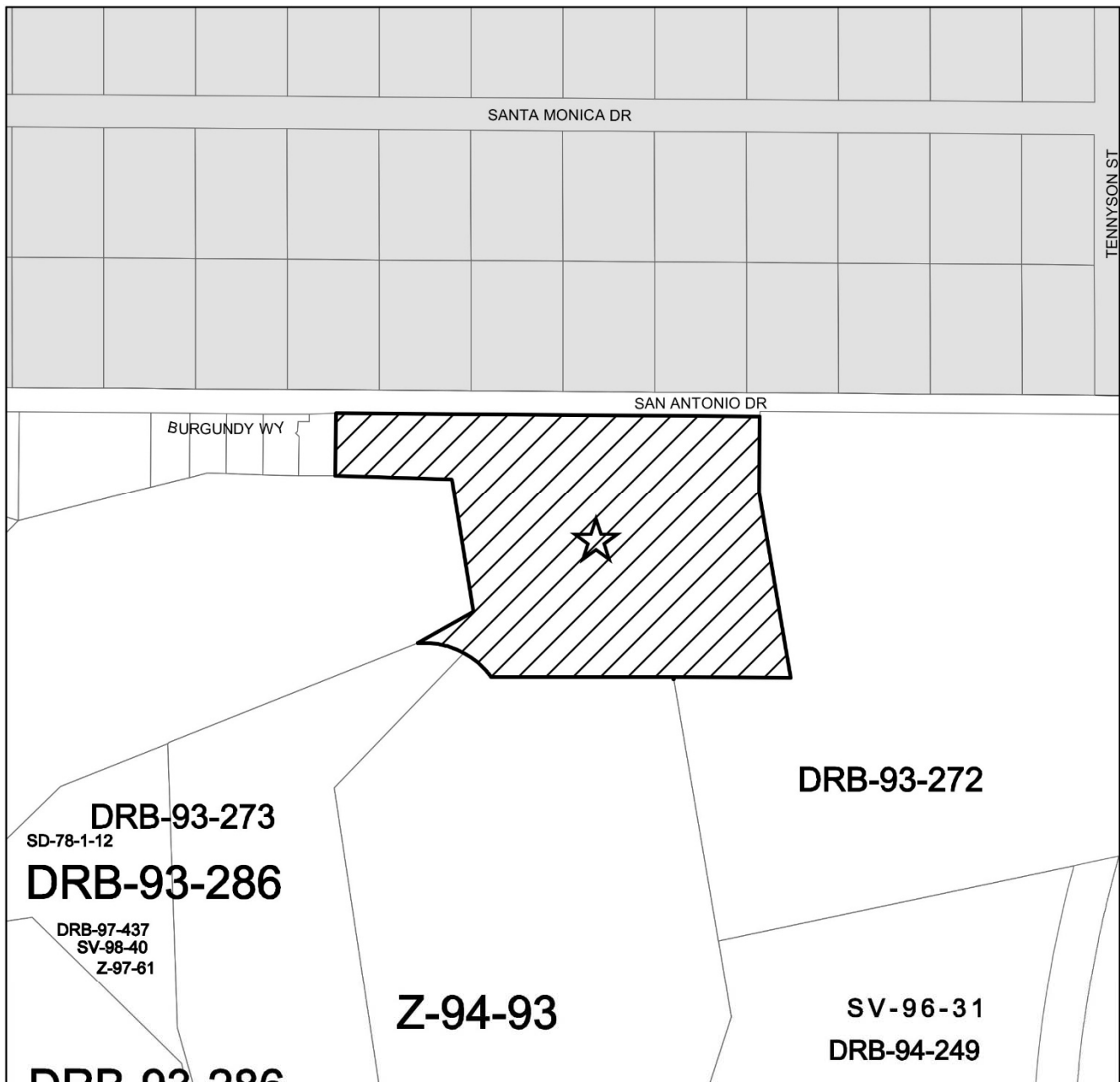


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HISTORY MAP

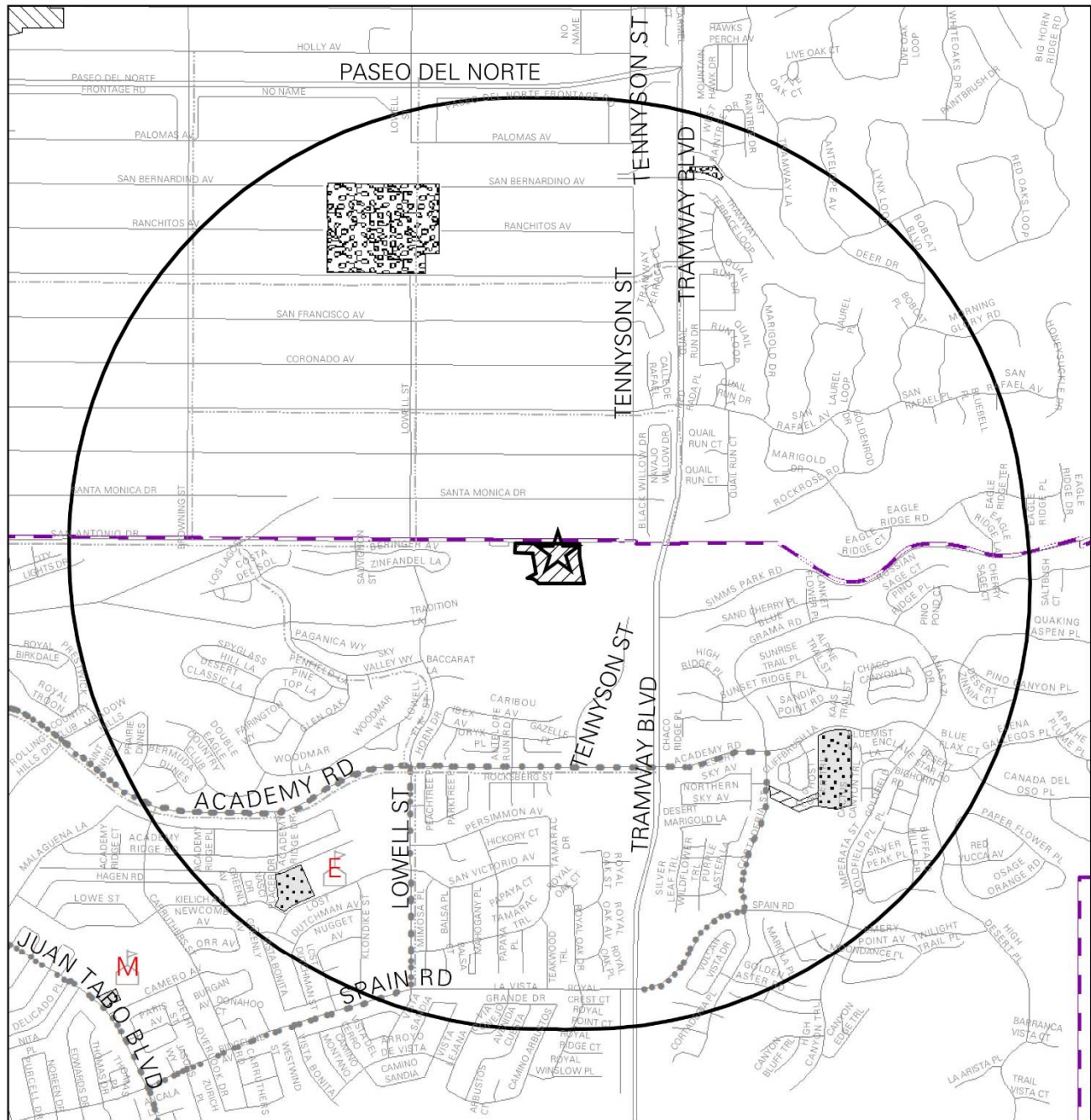
Note: Gray shading indicates County.



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Public Facilities Map with One-Mile Buffer

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

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	PD	Area of Consistency	Vacant
<i>North</i>	R-1D	Unincorporated Areas	Single-Family
<i>South</i>	PD	Area of Consistency	Vacant
<i>East</i>	R-MH	Area of Consistency	Multi-Family
<i>West</i>	R-1D/PD/NR-C	Area of Consistency	Single-Family/Golf course

Request

The request is for a zoning map amendment (zone change) for an approximately 6.7-acre site legally described as Tract N-7-A-1, Tanoan Properties (the “subject site”).

The subject site consists of a vacant tract located at 12300 San Antonio Drive NE, zoned PD (Planned Development. Zone District). The applicant is requesting a zone change to R-1D (Residential – Single Family Zone District – Extra Large Lot) which will permit the property owner to develop per IDO regulations rather than requiring a Site Plan-EPC. The existing PD zone does not limit uses but requires Site Plan-EPC approval for development, whereas the R-1D zone permits neighborhoods of single-family homes with a variety of lot sizes and dimensions and is not tied to a controlling site plan. The request would allow the property owner to develop the property as desired.

The affected neighborhood organizations are the District 8 Coalition of Neighborhood Associations, The North Albuquerque Acres Community Association, and the Antelope Run Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was held with neighborhood representatives on February 26, 2021.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of the 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 subject site, which is vacant, is approximately 6.7-acres. The area is characterized predominantly by single-family dwellings. To the north are subdivisions of single-family homes that are part of the County. To the east are areas zoned R-MH with multi-family development currently under construction. Many of the lots west of the subject site are developed with single-family homes and zoned R-1D and PD. One area to the west zoned NR-C is a golf course.

The subject site and surrounding areas are in Areas of Consistency as designated by the Comprehensive Plan. The subject site is within the boundaries of the Foothills Community Planning Area (CPA).

A significant portion of the site consists of the Albuquerque Metropolitan Flood Control Authority (AMAFCA) Pino Dam Auxiliary Spillway.



The area shown in blue outline AMAFCA easements. These all are platted easements and show up in the Bernalillo County Parcel Map. The spillway is the arching shape at the top (north end) of the dam is covering the full area. No alterations of any kind would be allowed within the area. Additionally, any development adjacent to that area will require extra scour protection measures to protect their development (information and map provided by AMAFCA).

Within the eastern and western ends of the north side of the subject site, are two large Public Service of New Mexico (PNM) 115kv Transmission Structures, which are typically 72' in height, as determined by the most recently adopted Electric System Transmission and Generation Facility Plan (2010-2020).

History

The PD zoning for the area was established at the effective date (5/17/18) of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations (R-D). The subject site's previous R-D zoning allowed 24 dwelling units per acre not to exceed 321 units before

the conversion to the IDO. The Phase I IDO zone conversions from R-D were often to PD for undeveloped sites because in this case, the 24 du/ac attached to the R-D could have been anything from single-family detached to townhomes to fourplexes to apartments, as long as the density was 24 du/ac maximum. There is not an IDO zone district that allows this range of uses so PD was applied to the site.

Case history for the area includes case numbers 1008435 and PR2020-004171. Case # PR-2020-004171, submitted 7/27/20 was for a Sketch Plat Review & Comment to divide Tracts N-7-A-1 of Tanoan Properties into five tracts of land in order to create residential lots meeting the criteria for Zone R-1C (see attachments).

Project #1008435 has had several applications submitted throughout the years. The most recent application was 17 DRB-70194 (Preliminary/Final Plat), 17-DRB-70195 (Bulk Land Variance) for Tracts N2, N3-A Tanoan Properties & Tract 18 High Desert that were approved by the DRB on 8/17/17. Case 17 DRB-70180 (Vacation of Public Right of Way) for Tract N-2, N-3-A Tanoan Properties was approved on 12/12/17 (see attachments).

Transportation System

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

San Antonio Drive NE and Lowell Drive NE are classified as local urban streets. Tennyson Street NE is classified as an urban major collector.

Comprehensive Plan Corridor Designation

The site is not located along any Corridors as designated by the Comprehensive Plan.

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Foothills Community Planning Area (CPA). The Foothills is nestled at the base of the Sandia Mountains, this area is distinguished by its' unique relationship to the mountains and impressive views of the valley.

Design/Character Considerations for the Foothills include: topography of the Sandia foothills; proximity of open space and open space trail systems; arroyos extending from the foothills of the Sandia Mountains, providing opportunities for recreation to trails to link to Open Space; indigenous landscaping; and views of the mountains to the east and of the city and Northwest Mesa to the west.

Overlays

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

Trails/Bikeways

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

San Antonio Drive NE and Lowell Drive NE have proposed bike routes. Tramway Trail, a paved multi-use trail, is $\frac{3}{4}$ mile from the subject site. The Del Rey/North Pino/Pino Arroyo Trail, a paved, 7.2 mile multi-use trail is north of the subject site.

Transit

The area is serviced by Commuter Route 93 (Academy Commuter) which turns around inside High Desert and connects High Desert to the Alvarado Transportation Center. The nearest transit stop is located at Albertson's on Academy/Tramway and is 1,888 feet from the subject site. The route is currently not operating due to COVID-19.

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.

Walk Score/Transit Score/Bike Score

The Walk Score for the subject site is 8 out of 100 (car dependent – almost all errands require a car), transit score is 19 (minimal transit but it is possible to get on a bus), and a bike score of 36 (somewhat bikeable – minimal bike infrastructure).

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Areas of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Dwelling, Single-Family Detached: A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points.

Easement: A legal right to use another's land for a specific, limited purpose, typically within private ways. The purpose may include, but is not limited to, installing and maintaining stormwater drainage, water and sanitary sewer lines, fire hydrants, landscaping, and other infrastructure improvements. Easements may also be granted for open space, view protection, or other specific uses.

Electric Facilities Plan (Rank II): Contains policies for the electric transmission system and electric facilities in the City of Albuquerque and unincorporated Bernalillo County. The Plan's main components are location standards for transmission line corridors, design standards for electric transmission facilities and a list of proposed electric projects. The Plan contains criteria that support City and County long-range planning goals and policies and explains how these criteria are applied when siting transmission corridors and substations.

Infill Development: An area platted or un-platted 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.

Zoning

The subject site is currently zoned PD [Planned Development Zone District, IDO 14-16-2-6(A)] that was assigned upon the adoption of the IDO, effective May 17, 2018. 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. The zone district is a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant and allowable uses may not include any use that is not in Table 4-2-1 (Allowable Uses – IDO pages 143-148).

The request is to change the subject site's zoning to R-1D [Residential – Single-Family Zone District – Extra Large Lot, IDO 14-16-2-3(B)]. The “D” in the R-1D refers to the largest minimum lot size of 10,000 sq. ft., lot width minimum of 70 ft., and a building height maximum of 26 feet. The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family homes on individual lots, with limited civic and institutional uses to serve the surrounding area. Allowable uses are shown in Table 4-2-1, IDO pgs. 143-148.

The applicant states that the existing PD zone poses challenges in terms of development standards, but the property could be developed for single-family residential uses while maintaining the current zoning. The PD zone would require Site Plan-EPC approval, which would provide an opportunity for the EPC to require protections to abutting property owners if any of those uses could be harmful, but developing a property with single family dwellings is not the intention of the PD zone district as its' main purpose is to accommodate innovative projects.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated as an Area of Consistency. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces. Revitalization and developments that do occur should be at scale and density (or intensity) similar to the immediately surrounding development in order to reinforce the existing character of established neighborhoods.

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

- * indicates a Goal or policy chosen by the applicant in their response to zone change criterion 14-16-6-7(G)(3)(a). When a Goal or policy is listed and is not applicable, it is because the applicant included it in the zone change justification letter.

Chapter 4: Community Identity

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

The request would contribute to enhancing, protecting, and preserving the community. The area is characterized by single-family development with a variety of parcel and building sizes that are in Areas of Consistency. The requested R-1D zoning would allow development of single-family dwellings on extra-large lots, similar to development north and west of the subject site and would help create a harmonious relationship between the proposed dwellings and the existing surroundings. The location of the subject site is not necessarily considered a distinct community, but there is a distinct character and feel to how many lots are developed and the R-1D zone would allow the pattern of development to continue. The request furthers Goal 4.1 – Character.

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

The proposed zone map amendment will protect the identity and cohesiveness of the neighborhood by adding a similar housing type to the dwellings located to the north and west of the subject site and contribute to homogeneity. The zone change uses an existing zone in the area that will support the development of the subject site while reinforcing the established character of the existing neighborhood. If the Applicant should choose not to develop the site if the request is granted, future development under the R-1D zone would be subject to applicable IDO standards that would serve to protect and preserve the identity and design of the neighborhood. The request furthers Policy 4.1.2 – Identity and Design.

*Policy 4.2.2 Community Engagement – Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant and agent met with neighborhood associations and explained the intent behind the zoning map amendment. The applicant identified the potential subdivision plat for the proposed development and answered questions. Community engagement is crucial in the process of a zoning map amendment and the applicant has facilitated informational meetings with stakeholders who will ultimately support or oppose the request. The request furthers policy 4.2.2 – Community Engagement.

Chapter 5: Land Use

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

The request would facilitate single family residential development, but would not foster a community where residents can live, work, learn, shop, and play together. The future residents would live on the subject site but would be dependent on private transportation as there are not many services or areas to shop nearby. Policy 5.2.1 is not furthered.

*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 reinforce the same type of housing found further west of the subject site. As previously mentioned for Goal 4.1 - Character, the subject site is not necessarily considered a distinct community, but there is a distinct character and feel to how many lots are developed. However, a mix of uses is not being provided and the development made possible by the zoning map amendment would most likely not be accessible to surrounding neighborhoods. Policy 5.2.1 – Land Uses is not furthered.

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

The surrounding neighborhoods are already developed and even though the subject site is not, the area is served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land. The existing PD zone district could allow for more intense development that could require additional infrastructure and public facilities. 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 subject site is located in an area with existing infrastructure and public facilities. The properties north and west of the subject site are already developed with single-family dwellings, and development of the subject site would work to support additional growth, while maintaining existing infrastructure. The request furthers policy 5.3.1 – Infill Development.

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

Future development of the subject site will be subject under the R-ID zone and subject to the IDO requirements including neighborhood edges, landscaping, buffering and screening, and dimensional standards. The standards would help ensure appropriate scale and location of development, character of design while reinforcing the intensity and character of the surrounding area that is predominantly single-family neighborhoods. The request would also allow the vacant land to be developed increasing the aesthetics of the community while protecting its' character. The request furthers Goal 5.6 – City Development Areas.

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

The request furthers policy 5.6.3 – Areas of Consistency because the subject site and the surrounding area are located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential

neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. The requested R-1D zoning is consistent with the zoning of properties to the west of the subject site and to the north in the County and will help protect the character of the existing neighborhood. The request furthers policy 5.6.3 – Area of Consistency.

*Sub-policy 5.6.3b – Ensure that development reinforces the scale, intensity, and setbacks to the immediately surrounding context.

The requested R-1D zone matches densities in the area and would require the same setbacks and lot sizes, and would allow development that is consistent with the area. The request furthers sub policy 5.6.3b.

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

The requested R-1D zone furthers sub policy 5.6.3d because it would bring the zoning of the site into alignment with existing land uses west of the subject site. The request furthers sub policy 5.6.3d.

Chapter 9: Housing

*Goal 9.2 – Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The request would reinforce the same type of housing found further west and north of the subject site. However, the request is for a zoning map amendment, not a Site Plan Review therefore staff cannot assess whether the proposed housing design would be sustainable and compatible with the natural and built environments. Goal 9.2 – Sustainable Design is not furthered.

*Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintain compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

The R-1D zone requires individual lots to be developed with single-family dwellings. The design standards in the IDO would require that the new development match existing densities, scale, and setbacks as the surrounding single-family homes and would allow for compatibility with the surrounding land uses. The current PD zoning allows for flexibility in use and design depending on what might be approved for a particular site. The request generally furthers policy 9.2.1 – Compatibility.

FACILITY PLAN FOR ARROYOS (FPA)- RANK II

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

The subject site’s northern boundary (San Antonio Drive NE) is near the South Pino Arroyo system according to the fold-out map contained in the FPA and .70 miles to the west of the North Pino Arroyo diversion Channel & Sediment Basin. The South Pino Arroyo originates in the canyons of the Sandia Foothills.

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 Map Amendment justification letter analyzed here, received on April 26, 2021, is a response to Staff’s request for a revised justification letter (see attachment). The subject site is currently zoned PD (Planned Development Zone District) but is currently vacant. The applicant would like to change the subject site’s zoning to R-1D (Single-Family Zone District) in order to develop the vacant tract with single family dwellings. The subject site is in an Area of Consistency.

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

- A. 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.

Consistency with the City's health, safety, morals and general welfare are reflected in the policy analysis and demonstrate that the request furthers applicable Comprehensive Plan Goals and Policies. The requested zone change from PD to R1-D supports and reflects the intentions of the Comprehensive Plan. The R-1D is consistent and compatible with the adjacent and abutting properties and applies similar development patterns regarding uses, setbacks and density. Allowing single-family development reflects and supports the intent of the Areas of Consistency. Removing the PD zone on the subject properties eliminates potential incompatible and unpredictable mixed land uses from the existing character of the neighborhood of single-family residential uses.

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, Policy 4.2.2 – Community Engagement, Goal 5.3 – Efficient Development Patterns, Policy 5.3.1 – Infill Development, Goal 5.6 – City Development Areas, Policy 5.6.3 – Areas of Consistency, Sub policy 5.6.3.b, Sub policy 5.6.3.d, Policy 9.2.1 – Compatibility

The subject site is located within an Area of Consistency, zoned PD with R-1D zoned properties to the west of the subject site that have been developed with single-family residences. Applicable Goals and policies cited above would generally be furthered by a zoning of the subject site from PD to R-1D.

Non-Applicable Citations: Goal 5.2 – Complete Communities, Policy 5.2.1 – Land Uses, Goal 9.2 – Sustainable Design

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).

The requested R-1D zone is the zoning that works best on the subject property if it is to be considered for development. The policy analysis provides examples where this request furthers numerous Comprehensive Plan Goals and Policies regarding infill development, the relationship to this distinct community and the existing Areas of Consistency adjacent to the site.

The proposed zone change would not permit development that is significantly different from the character of the area; therefore, criteria number 3 applies in that this zone map amendment would be more advantageous to the community patterns of land use, development density and intensity as articulated by the ABC Comp Plan as amended. The proposed zone will be consistent with adjacent city lots. The development of the site will protect the character and security of the neighborhood. The requested R-1D zone will implement consistent and predictable development, density and intensity on properties similar in size which in turn will strengthen the established character of the area.

The existing PD zone potentially allows for incompatible uses with development that could be significantly different from existing character of the area or it could simply remain vacant and undeveloped as a result of development standards of the existing PD zone. The requested R-1D zone is more advantageous to the community as articulated by the ABC Comp Plan as articulated in the policy analysis in response to Criterion 6-7(G)(3)(a).

Staff: The subject site is located wholly in an Area of Consistency. A zone change from PD to R-1D would permit development that would clearly reinforce and strengthen the established character of the surrounding parcels. A different zone district (R-1D) would be more advantageous to the community than the existing zone district (PD), which the applicant's policy analysis has shown to be less desirable than the current zone district. The request would further Comprehensive Plan Goals and policies relating to character, identity and design, community engagement, and efficient development patterns. The response to Criterion B is sufficient.

- 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: There was typographical or clerical error when the existing zone district was applied to the property.
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).

The Criterion is non-applicable because the proposed amendment is located wholly in an Area of Consistency as shown in the Comprehensive Plan.

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

- 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.

All uses allowed within the R-1D zone are allowed within the 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 and DRB, prior to development. The requested R-1D zone allows single-family dwelling units and will also involve an efficient process of development. The area is largely characterized by residential uses and it would be advantageous to the existing residents for predictable residential uses to be located in this community and within an Area of Consistency.

The permissive uses between the PD zoning designation and the R-1D zoning designation will be fewer, more limited, and more controlled. None of the permissive uses would be harmful to the surrounding community. A majority of the permitted uses are also permitted on the adjacent and abutting properties. The uses will also be in line with adjacent properties. As a point of reference, below the outlined permissive uses in the R-1D zone district as identified in Table 4-2-1 of the IDO.

Aside from single family dwelling, all other permissive uses within the PD zone would likely be attracted to properties much larger than the subject properties as dimensional standards are applied and given the easements located on the site.

The portion of the property that is buildable 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. The proposed single-family dwelling units is categorized as low-density residential development and will be in line with surrounding single-family development.

Under the PD zone, the site could potentially have approximately 160 uses, as identified within the IDO zone. In addition, the uses, use-specific standards, and development standards would remain unknown until an applicant submits a site-specific proposal to the City with all those details for review and decision by the EPC. The proposed request will allow for predictability on how the site is to be developed. Furthermore, the requested R-1D zone would adequately mitigate any harmful impact to adjacent property, the neighborhood or community through this down zone request. The zone change will also remove possible harmful uses adjacent to existing single-family uses.

Staff: There are some notable differences between the PD and the R-1D zones, mainly in the household living category. The PD zone district may contain any combination of uses listed in Table 4-2-1 of the IDO, except those that require NR-SU zoning. The R-1D zone district provides for neighborhoods of single-family homes with a variety of lot sizes and dimensions. Allowable uses in R-1D include:

Dwelling, single-family detached
Dwelling, two-family detached (duplex)
Community center or library

Dwelling, cluster development
Community residential facility (small)
Parks and open space

Religious institution

Residential community amenity (indoor)

Residential community amenity (outdoor)

The zone change from PD to R-1D decreases the potential harmful uses to adjacent property, the neighborhood, or the community while creating a predictable development pattern. The PD zone would require a Site Plan-EPC approval which would provide an opportunity for the EPC to require protections to nearby property owners if any of those uses were to be harmful but developing a property with single-family dwellings is not the intention of the PD zone district. The dimensional standards in the IDO will require that development of single-family dwellings in the R-1D zone will match the surrounding neighborhood context in density, scale, and setbacks. 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.

The site falls within an area that has City infrastructure and public improvements that will have adequate capacity to serve the development made possible by the zone change meeting the requirements of sub-criterion 1. The site is near trail systems that exist along Tramway Blvd that are typical of the Foothills area. The requested R-1D zone, which will reflect single-family residential uses will maintain and support the character of the immediate area, which falls within an existing developed area. The established urban area has sufficient infrastructure to support uses for the properties within the zone change application. The applicant recognizes that if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them.

Staff: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the zone change (Criterion 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.

The subject site is located along a local road (San Antonio Rd NE) and does not abut a major street, such as Tramway. Justification is based on furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in response to Criterion A.

Staff: Staff agrees that the Applicant's justification is not completely based on the property's location on a major street. The property is located on the south side of San Antonio Drive NE, between Lowell Drive NE and Tennyson Street NE. San Antonio Drive NE and Lowell Drive NE are classified as local urban streets while Tennyson Street NE is classified as an urban major collector. The response to Criterion F is sufficient.

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

The subject application is not based on economic considerations rather the interest lies in developing the property with single-family development and removing the development standards and requirements of the existing PD zone. The subject application for the requested zone change is not based on the property's cost of land or economic consideration.

The zone change request is based on the intention to build single-family residences, which would have been allowed prior to the adoption of the IDO. As a result, the proposed zone change is necessary to enable development on the individual properties. The cost of land is not the primary determining factor in pursuit of the appropriate zoning.

Staff: Economic considerations are always a factor with private development, but the Applicant's justification for the R-1D zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies. 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.

Because the zone change request is for a zone that is identical to adjacent city properties, the proposed zone change does not create a "spot" or "strip zone". The zoning of the site prior to the IDO adoption in 2018 was R-D as were most of the city parcels in the immediate area. When the PD zoning was assigned to this site, because the site was vacant, it created a distinction with adjacent city properties that were assigned R-1D because they were developed with single-family dwellings. As a result, use regulations and development standards were different. The request will stabilize

both land use and zoning. The policy analysis demonstrates the zone change will clearly facilitate implementation of the Comprehensive Plan.

Staff: The request will not create a spot zone because R-1D is located west of the subject site, the proposed zoning will be consistent with those zone districts, and the uses for the property will be more appropriate. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Agency comments are found on Pages 31-34.

A significant portion of the site consists of the Albuquerque Metropolitan Flood Control Authority (AMAFCA) Pino Dam Auxiliary Spillway. No development will be allowed within that area and additional development protection (scour & erosion protection) may be required.

Albuquerque Public Schools (APS) noted that residential development at the subject site will have impacts to the following schools: Georgia O'Keefe Elementary School, Taft Middle School, and Del Norte High School. Enrollment at Georgia O'Keefe Elementary is close to capacity and development will be a strain on this school. Please refer to Pages 33-34 for full report.

Neighborhood/Public

The District 8 Coalition of Neighborhood Associations, North Albuquerque Acres Community Association, and the Antelope Run Neighborhood Associations were 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).

A pre-application meeting was held on February 26, 2021 with members of the District 8 Coalition of Neighborhoods, Antelope Run Neighborhood Association and The North Albuquerque Acres Community Association (see attachments). The District 4 Coalition of Neighborhood Associations attended the meeting but were not required to be notified. The purpose of the meeting was to provide more information regarding the request. The following items were discussed:

- If the applicant was aware that apartments will be built to the east of the site?
- If the applicant is working with AMAFCA regarding the proposed project?
- The open space is currently open to the public for recreational use. Will the applicant maintain a pedestrian connection to the open space? Several representatives indicated they want the area to be accessible to the public and acknowledged that there are signs not allowing motorized vehicles. Response: The applicant indicated that allowing the public to have access onto his property for the purposes of gaining access to the drainage areas could be a liability on him since he is also the property owner.
- What will development look like?

- Will there be any improvements made to the drainage areas, behind the proposed lots that abut San Antonio?
- Will there be any drainage provisions for the property?
-

The neighborhood representatives indicated they would rather see a lower number of dwelling units than a development with more dwelling units. One representative indicated there could be support of the request, if the development would be similar to what had been presented at the meeting.

On March 22, 2021, a summary of the discussion was emailed to the neighborhood associations to determine if the summary accurately summarized their recollection of the meeting. In addition, a copy of the recording, a copy of the proposed subdivision plat and a pictorial image of the apartments under construction adjacent to the site were sent with the summary as a reference. The applicant also offered to meet again if necessary.

As of this writing, Staff has not received any comment in support or opposition of the request.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from PD to R-1D for Tract N-7-A-1, Tanoan Properties, located at 12300 San Antonio Drive NE, between Lowell Drive NE and Tennyson Street NE, approximately 6.7-acres (the “subject site”). The applicant wants to change the subject site’s zoning to R-1D in order to develop the vacant tract with single family dwellings. The subject site is in an Area of Consistency.

The Applicant has adequately justified the zoning map amendment based upon the proposed zoning being more advantageous to the community than the current zoning, and because it would further a preponderance of applicable Goals and policies in the Comprehensive Plan.

The affected neighborhood organizations are the District 8 Coalition of Neighborhood Associations, The North Albuquerque Acres Community Association, and the Antelope Run Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was held with the neighborhood associations on February 26, 2021.

As of this writing, Staff has not received any comment in support or opposition of the request.

Staff recommends approval.

FINDINGS – RZ-2021-00011, May 20, 2021 - Zoning Map Amendment (Zone Change).

1. The request is for a Zoning Map Amendment (zone change) for an approximately 6.7-acre site legally described as Tract N-7-A-1, Tanoan Properties, located at 12300 San Antonio Drive NE, between Lowell Drive NE and Tennyson Street NE (the “subject site”).
2. The subject site is zoned PD (Planned Development) and was converted from the former zoning of R-D. The previous R-D zoning allowed 24 dwelling units per acre not to exceed 321 units before the conversion to the IDO. The Phase I IDO zone conversions from R-D were often to PD for undeveloped sites because in this case, the 24 du/ac attached to the R-D could have been anything from single-family detached to townhomes to fourplexes to apartments, as long as the density was 24 du/ac maximum. There is not an IDO zone district that allows this range of uses so PD was applied to the site.
3. The applicant is requesting a zone change to R-1D (Residential – Single-Family Zone District – Extra Large Lot) in order to develop the vacant tract with single family dwellings.
4. The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is in the Foothills Community Planning Area (CPA).
5. The subject site is not located along any Corridors as designated by the Comprehensive Plan. The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).
6. The Albuquerque/Bernalillo County Comprehensive Plan, the Facility Plan for Arroyos, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request furthers the following Goals and policies from Chapter 4: Community Identity:
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would contribute to enhancing, protecting, and preserving the community. The area is characterized by single-family development with a variety of parcel and building sizes that are in Areas of Consistency. The requested R-1D zoning would allow development of single-family dwellings on extra-large lots, similar to development north and west of the subject site and would help create a harmonious relationship between the proposed dwellings and the existing surroundings. The location of the subject site is not necessarily considered a distinct community, but there is a distinct character and feel to how many lots are developed and the R-1D zone would allow the pattern of development to continue.
 - B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of the neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed zone map amendment will protect the identity and cohesiveness of the neighborhood by adding a similar housing type to the dwellings located to the north and west of the subject site and contribute to homogeneity. The zone change uses an existing zone in the area that will support the development of the subject site while reinforcing the established character of the existing neighborhood. If the Applicant should choose not to develop the site if the request is granted, future development under the R-1D zone would be subject to applicable IDO standards that would serve to protect and preserve the identity and design of the neighborhood.

- C. Policy 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of the residents.

The request furthers this policy as the applicant and agent met with neighborhood associations and explained the intent behind the zoning map amendment. The applicant identified the potential subdivision plat for the proposed development and answered questions. Community engagement is crucial in the process of a zoning map amendment and the applicant has facilitated informational meetings with stakeholders who will ultimately support or oppose the request.

9. The request furthers the following Goals and Policies from 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 land use of land to support the public good.

The surrounding neighborhoods are already developed and even though the subject site is not, the area is served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land. The existing PD zone district could allow for more intense development that could require additional infrastructure and public facilities.

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

The subject site is located in an area with existing infrastructure and public facilities. The properties to the north and west of the subject site are already developed with single-family dwellings, and development of the subject site would work to support additional growth, while maintaining existing infrastructure.

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

Future development of the subject site will be subject under the R-1D zone and subject to the IDO requirements including neighborhood edges, landscaping, buffering and

screening, and dimensional standards. The standards would help to ensure appropriate scale and location of development, character of design while reinforcing the intensity and character of the surrounding area that is predominantly single-family neighborhoods. The request would also allow the vacant land to be developed increasing the aesthetics of the community while protecting its' character.

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

The subject site and the surrounding areas are located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. The requested R-1D zoning is consistent with the zoning of properties to the west of the subject site and to the north in the County and will help protect the character of the existing neighborhood.

Sub-policy 5.6.3b – Ensure that development reinforces the scale, intensity, and setbacks to the immediately surrounding context.

The requested R-1D zone matches densities in the area and would require the same setbacks and lot sizes, and would allow development that is consistent with the area.

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

The requested R-1D zone would bring the zoning of the site into alignment with existing land uses west of the subject site.

10. The request furthers Goals and Policies from Chapter 9: Housing:

- A. Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintain compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

The R-1D zone requires individual lots to be developed with single-family dwellings. The design standards in the IDO would require that the new development match existing densities, scale, and setbacks as the surrounding single-family homes and would allow for compatibility with the surrounding land uses. The current PD zoning allows for flexibility in use and design depending on what might be approved for a particular site.

11. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:
- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response demonstrates that the request furthers a preponderance of applicable Goals and policies regarding community identity, land use, and housing.
 - B. Criterion B: The subject site is located wholly in an Area of Consistency. A zone change from PD to R-1D would permit development that would clearly reinforce and strengthen the established character of the surrounding parcels. A different zone district (R-1D) would be more advantageous to the community than the existing zone district (PD), which the applicant's policy analysis has shown to be less desirable than the current zone district. The request would further Comprehensive Plan Goals and policies relating to character, identity and design, community engagement, and efficient development patterns.
 - C. Criterion C: The subject site is located wholly in an Area of Consistency, so this Criterion does not apply.
 - D. Criterion D: The zone change from PD to R-1D decreases the potential harmful uses to adjacent property, the neighborhood, or the community while creating a predictable development pattern. The PD zone would require a Site Plan-EPC approval which would provide an opportunity for the EPC to require protections to nearby property owners if any of those uses were to be harmful but developing a property with single-family dwellings is not the intention of the PD zone district. The dimensional standards in the IDO will require that development of single-family dwellings in the R-1D zone will match the surrounding neighborhood context in density, scale, and setbacks.
 - E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the zone change (Criterion 1) . The response to Criterion E is sufficient.
 - F. Criterion F: The applicant's justification is not completely based on the property's location on a major street. The property is located on the south side of San Antonio Drive NE, between Lowell Drive NE and Tennyson Street NE . San Antonio Drive NE and Lowell Drive NE are classified as local urban streets while Tennyson Street NE is classified as an urban major collector.
 - G. Criterion G: Economic considerations are always a factor with private development, but the Applicant's justification for the R-1D zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies.
 - H. Criterion H: The request will not create a spot zone because R-1D is located west of the subject site, the proposed zoning will be consistent with those zone districts, and the uses for the property will be more appropriate.

12. The applicant's policy analysis adequately demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.
13. The affected neighborhood organizations are the District 8 Coalition of Neighborhood Associations, The North Albuquerque Acres Community Association, and the Antelope Run Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not received any correspondence or phone calls.
14. A pre-application meeting was held on February 26, 2021 with members of the District 8 Coalition of Neighborhoods, Antelope Run Neighborhood Association and The North Albuquerque Acres Community Association. The District 4 Coalition of Neighborhood Associations attended the meeting but was not required to be notified. The neighborhood representatives indicated they would rather see a lower number of dwelling units. One representative indicated there could be support of the request, if the development would be similar to what has been presented at the meeting.
14. As of this writing, Staff has not received any comment in support or opposition of the request.

RECOMMENDATION - RZ-2021-00011, May 20, 2021

APPROVAL of Project #: 2020-004171, Case #RZ-2021-00011, a zone change from PD to R-1D for Tract N-7-A-1, Tanoan Properties, an approximately 6.7 acre site, located at 12300 San Antonio Drive NE, between Lowell Drive NE and Tennyson Street NE, based on the preceding Findings.

Silvia Bolivar

**Silvia Bolivar, PLA, ASLA
Current Planner**

Notice of Decision cc list:

cc: William E. Galbreth Land Development Co., LLC, 4830 Juan Tabo Blvd. NE, Suite 4,
Albuquerque, NM 87111
JAG Planning & Zoning, jag@jagpandz.com
District 8 Coalition of Neighborhood Associations, Mary Ann Dix dix.mary.ann@gmail.com
District 8 Coalition of Neighborhood Associations, Donald Couchman dhc@zianet.com
North Albuquerque Acres Community Association, Carol Ambado cracpa@swcp.com
North Albuquerque Acres Community Association, Doug Cloud theracingdentist@gmail.com
Antelope Run NA, Alex Robinson alexlmm@comcast.net
Antelope Run NA, Dean Willingham dwillingham@redw.com
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

No comments were provided.

Transportation Development Review Services

- No objection to the request.
- If there is cross-access proposed for platting action, an access agreement between lots shall be required.
- For future platting action, DRB requirements include meeting minimum right-of-way width requirements on San Antonio and walkway requirements along San Antonio. This would likely require right-of-way dedication.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

No adverse comments at this time.

Department of Municipal Development

No adverse comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

None.

Water Utility Authority

1. No objections to the proposed Zoning Map Amendment.
2. Availability Statement # 200608 has been issued for this project and provides the conditions for service.
3. The platting process shall be the triggering event for the construction or financial guarantee of the improvements listed in the Availability Statement.

PNM

There are existing PNM facilities abutting the site along San Antonio Dr NE and there may be existing PNM easements in the northeast portion of the site.

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 www.pnm.com/erequest for PNM to review.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation

The apartment complex to the east (PR-2020-4086) was approved by the DRB to have a compacted crusher fines trail in lieu of a concrete sidewalk at the request of the neighborhood and to link with the Open Space to the east along the full length of the property line at San Antonio Drive NE. If this Zone Change is approved, the subject property subdivision request will require DRB review and approval at that time, and will be required to provide a similar treatment on San Antonio.

Planning and Design

Open Space Division

City Forester

Police Department/Planning/Criment Prevention/Crime Free Program

No comments at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- No comments at this time.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Nearest service is the Commuter Route 93 which turns around inside High Desert and connects High Desert to the Alvarado Transportation Center. The route is currently not operating due to COVID-19.

Comments from Other Agencies

BERNALILLO COUNTY TRANSPORTATION PLANNING

No adverse comments to zone change.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

A significant portion of the site consists of the Albuquerque Metropolitan Flood Control Authority (AMAFCA) Pino Dam Auxiliary Spillway. No development will be allowed within that area and additional development protection (scour & erosion protection) may be required.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2021-004171

- a. EPC Description: RZ-2021-00011 – Zoning Map Amendment (Zone Change).
- b. Site Information: Tanoan Properties Addition, Tract N-7-A-1.
- c. Site Location: 12300 San Antonio Drive NE.
- d. Request Description: Zoning Map Amendment to change zoning from PD (planned development) to R-1D (single family residential). Stated purpose is for zoning consistency with adjacent parcels to the west.
- e. Case comments: Residential development at this location will have impacts to the following schools: Georgia O’Keeffe Elementary School, Taft Middle School, and Del Norte High School. Enrollment at Georgia O’Keeffe Elementary is close to capacity and development will be a strain on this school.
 - i. Residential Units: 10
 - ii. Est. Elementary School Students: 3
 - iii. Est. Middle School Students: 2
 - iv. Est. High School Students: 2
 - v. Est. Total # of Students from Project: 7

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district

School Capacity

School	2019-2020 Enrollment	Facility Capacity	Space Available
Georgia O’Keeffe Elementary School	646	655	9
Taft Middle School	370	600	230
Del Norte High School	1,058	1,353	295

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities

- Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

No adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO



Figure 1: Subject site, facing south, standing on San Antonio Drive NE.

Figure 2: View to the south of the subject site.



Figure 3: View to the north of the subject site (unincorporated areas).



Figure 4: View to the east of the subject site.

Figure 5: View to the west of the subject site.



Figure 6: Single-family homes to the west of the subject site.



Figure 7: Single-family homes to the north of the subject site (unincorporated areas).

Figure 8: Subject site.



HISTORY



Mayor Timothy M. Keller

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

EC-17-7

INTER-OFFICE MEMORANDUM

December 12, 2017

TO: Ken Sanchez, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: Panorama Boulevard Vacation
17DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY

Project# 1008435

ISAACSON AND ARFMAN PA and SURV-TEK INC agents for MECHENBIER CONSTRUCTION INC/ AMERICUS LLC request the referenced/ above actions for Old PANORAMA BOULEVARD with Tracts N-2, N-3-A, **TANOAN PROPERTIES** and Tract 18, **HIGH DESERT** zoned R-D, located on the west side of TRAMWAY BLVD NE between ACADEMY RD NE and SAN ANTONIO DR NE containing approximately 24 acres. (E-22)


Request: This is a request for vacation of undeveloped public right of way for what was at one time planned to be a County Road (1969). Subsequent development has led to the construction of Tramway Boulevard and Tennyson Streets, which has rendered this proposed vacated right of way obsolete. There is a joint agreement between the County and the City whereby right of way deemed suitable for vacation would be disbursed through the jurisdiction having the subject property within their governing limits, in this case the City.

After an advertised public hearing, the Development Review Board concurred to recommend APPROVAL to the City Council of the proposed vacation as shown on the Exhibit "B" in the Planning file, based on the recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Per section 14-14-7-2(F)(3)(b) of the Subdivision Ordinance, this matter is being forwarded to the City Council to be placed on the consent agenda to determine if the vacation shall occur.

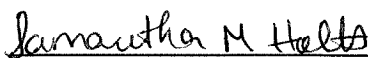
Title/ Subject of Legislation: Panorama Boulevard Vacation: Project# 1008435
17DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION FOR APPROVAL

Approved:



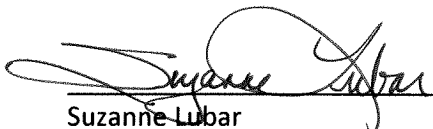
Sarita Nair Date
Chief Administrative Officer

Approved as to Legal Form:



Samantha Hults Date
Acting City Attorney

Recommended:



Suzanne Lubar Date
Acting Planning Director



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2017

Project# 1008435
17DRB-70180 VACATION OF PUBLIC RIGHT-OF-WAY
17DRB-70194 PRELIM/ FINAL PLAT
17DRB-70195 BULK LAND VARIANCE

ISAACSON AND ARFMAN PA and SURV-TEK INC agents for MECHENBIER CONSTRUCTION INC/ AMERICUS LLC request the referenced/ above actions for Old PANORAMA BOULEVARD with Tracts N-2, N-3-A, **TANOAN PROPERTIES** and Tract 18, **HIGH DESERT** zoned R-D, located on the west side of TRAMWAY BLVD NE between ACADEMY RD NE and SAN ANTONIO DR NE containing approximately 24 acres. (E-22)

On August 16, 2017, the Development Review Board held advertised public hearing(s) on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation of the referenced alley as shown on Exhibit "B" in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

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

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the antiquated right of way for vehicular purposes based on the abutting ownership and circulation pattern.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing and signs were posted on the site 15 days prior to the hearing.

This site is located in the Academy/ Tramway/ Eubank Sector Development Plan which does not contain any restrictions or recommendations against vacations.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
 3. All abutting property owners shall concur with the required replatting as a single plat or the simultaneous recording of multiple plats.
 4. Adequate easements shall be retained/ provided for public utilities and infrastructure, including a drainage easement if needed; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.
-

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITH THE CITY COUNCIL

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

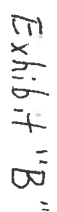
Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

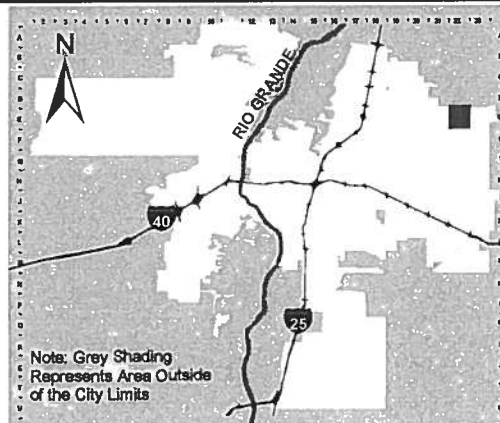
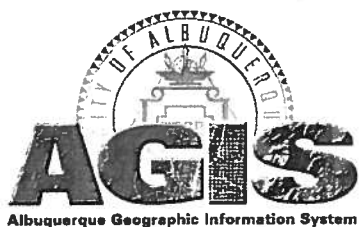
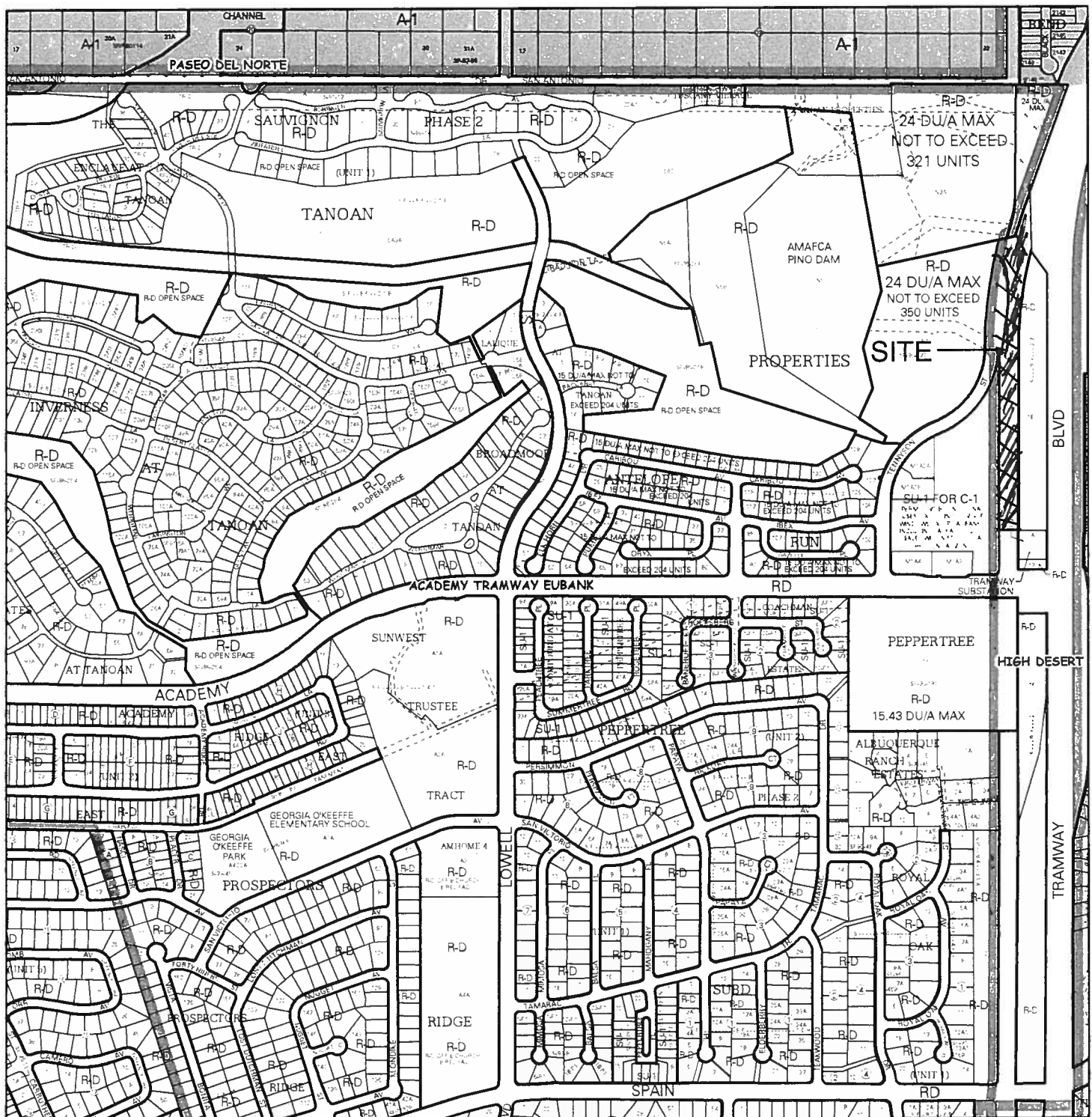
file

140056_BULK PLAT. DWG



BLK LAND PLAT
TRACTS 1 AND 2
THE FOOTHILLS
(GIVING A DEPOSIT OF TRACTS 1-2 AND 1-3-1-1 TRACT PROPERTIES,
TRACT 16, HIGH DESERT AND A PORTION OF OLD TRAILWAY RIGHT OF WAY)
STATE MINING
THE ELERA CALLEJOS GRANT
IN
PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BENJAMIN COUNTY, NEW MEXICO
JUNE ., 2017

SURV \oplus TEK, INC.
Consulting Surveyors
8584 Valley View Drive, N.W., Albuquerque, New Mexico 87114
Phone: 505-887-3266
Fax: 505-887-3277

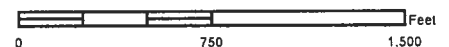


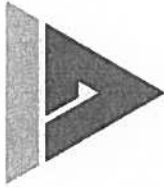
Zone Atlas Page:

E-22-Z

Selected Symbols

- SECTOR PLANS**
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





VACATION OF PUBLIC RIGHT-OF-WAY REQUEST

I&A Project No.1883

July 13, 2017

Project: Old Tennyson Street

Zone Atlas Page: E-22

Legal: Tract N-2, Tanoan Properties together with Tract 18, High Desert

Background:

1. Mechenbier Construction Inc., (MCI) as the owner of the adjacent property located along the westerly boundary of said Tract 18 and to the east of said Tracts N-2 in Albuquerque, NM (the property) hereby requests the vacation of the City of Albuquerque right-of-way (the "Vacation"). The property was previously heard as part of a Sketch Plat by the Development Review Board as Project No 1008435. MCI desires to develop their properties which are divided by the vacant right-of-way.
2. The subject vacant right-of-way was originally deeded to Bernalillo County for the construction of Panorama Boulevard on August 16, 1969 (Document No. 60821-921). In the past forty-eight (48) years, the City of Albuquerque Municipal Limits have expanded in the immediate vicinity, more particularly, to the north right-of-way line of San Antonio DR., being north and non-contiguous to the said vacant right-of-way. This request for the vacation is based on the following reasons.

Reasons:

- A. A vacation is appropriate in this case as the property is vacant and would be better utilized being incorporated into the adjacent properties to provide housing and neighborhood offices and commercial services.
- B. The public improvements to Tramway Blvd. and Tennyson St. now make it practical for the vacation of the vacant right-of-way. As such, the City of Albuquerque has the right to act on this request by the joint agreement between the City of Albuquerque and Bernalillo County, whereby the disbursement of vacant right-of-way deemed suitable for third party acquisition lies with the jurisdiction having the subject property within their governing limits. Therefore, the City of Albuquerque has the right to sell the property upon vacation approval.

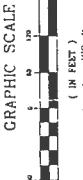
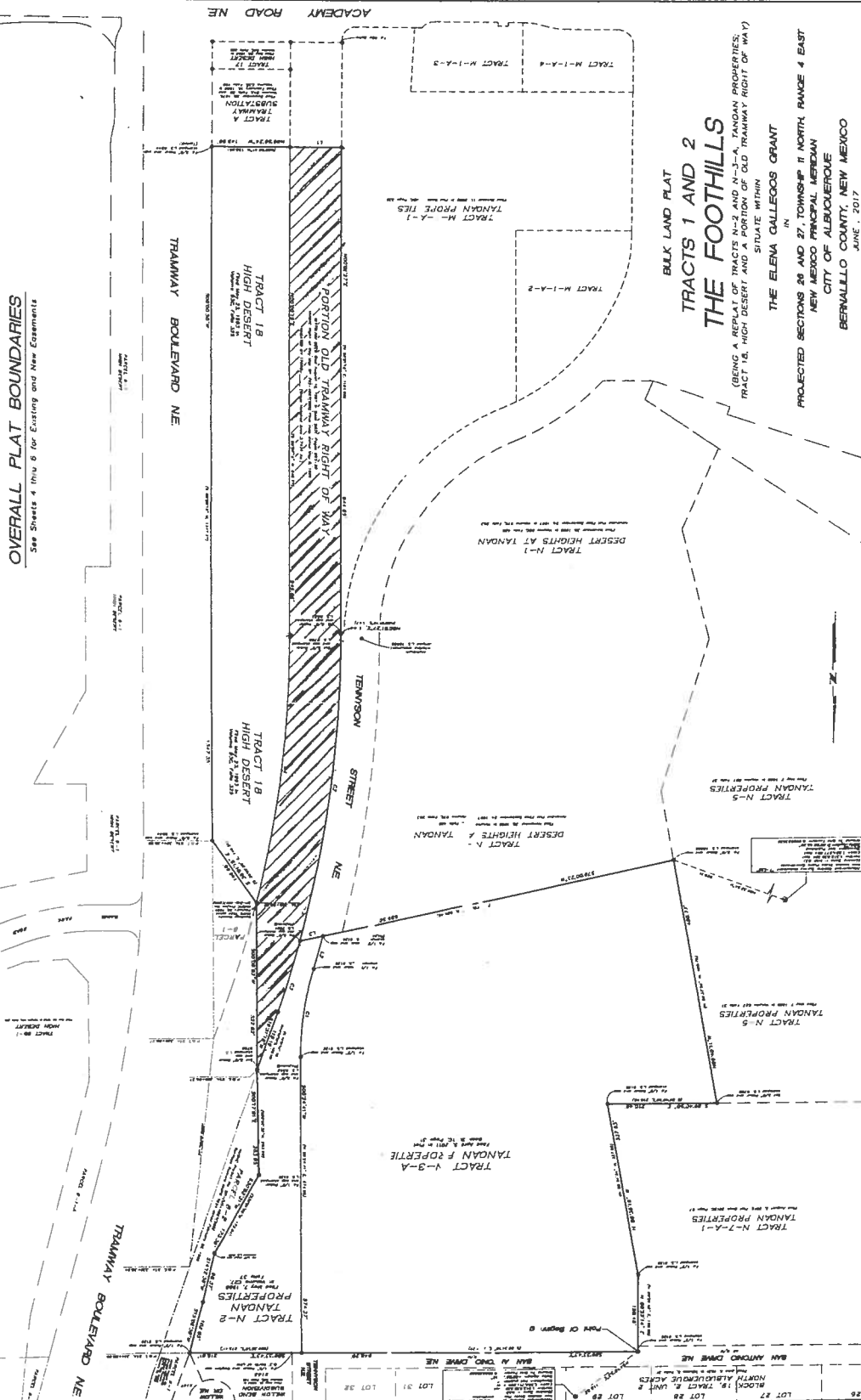
I&A PROJECT NO. 1883
JULY 13, 2017
PAGE 2

- C. The granting of this Vacation is appropriate to prevent the unnecessary hardship that would result if the Vacation is not allowed. In this case, if the Vacation is not allowed then MCI would not be able to develop said Tract 18 due to its exceptional configuration.
- D. The granting of the Vacation will not significantly interfere with the enjoyment of the other lands in the vicinity.
- E. The granting of the Vacation would be consistent with the spirit of the Albuquerque's development process, substantial justice and the general interest of the public. Financial gain or loss is not the sole determining factor in requesting the Vacation. MCI is a for profit corporation; but they wish to conduct business in the City of Albuquerque within the framework of their proven development methods.

Request:

Therefore, MCI respectfully request that a Vacation be allowed, whereas MCI would compensate the City for the value of the vacant land in accordance to the value set by the City of Albuquerque, Legal Department, Real Property Division.

OVERALL PLAT BOUNDARIES
See Sheets 4 thru 6 for Existing and New Comments



BULK LAND PLAT
TRACTS 1 AND 2
THE FOOTHILLS
(BEING A REPLAT OF TRACTS N-2 AND N-3-A, TANDAN PROPERTIES;
TRACT 18, HIGH DESERT AND A PORTION OF OLD TRAMWAY RIGHT OF WAY)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2017

SHEET 3 OF 6

SURVOTEK, INC.
Consulting Surveyors
4001 Valley Road SW, Suite 100, Albuquerque, NM 87105
Phone: 505-897-3066
Fax: 505-897-3377

140056_BULK PLAT.DWG

3-12-13



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 22, 2010

Project# 1008435

10DRB-70332 VACATION OF PUBLIC EASEMENT

10DRB-70333 BULK LAND VARIANCE

10DRB-70334 - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for AMERICUS LLC et al request(s) the referenced/ above action(s) for all or a portion of Lot(s) N-3, N-4, and N-7, **TANOAN PROPERTIES** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TRAMWAY BLVD NE containing approximately 20.6654 acre(s). (E-22)

At the December 22, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

Findings

(A)(1) The public right of way vacation request was filed by the owners of all of the footage of land abutting the proposed vacation, Americus LLC.

(B)(1) The public welfare is in no way served by retaining the future right of way; the City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes based on the existing roadway network..

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

The Bulk Land Variance was approved. The Preliminary/Final plat was approved with final sign off delegated to the Planning Department to record.

If you wish to appeal this decision, you must do so by January 6, 2011 in the manner described below.

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

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

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

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Forstbauer Surveying LLC – 4116 Lomas Blvd. NE – Albuquerque, NM 87110

Cc: Americus LLC – 8500 Washington NE A-6 – Albuquerque, NM 87113

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2011

Project# 1008435

11DRB-70001 VACATION OF PUBLIC PARK SITE EASEMENT

BOHANNAN HUSTON INC agent(s) for DR WILLIAM GALBRETH request(s) the referenced/ above action(s) for a portion of Tract(s) N-7, **TANOAN PROPERTIES**, zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately .1132 acre. (E-22)

At the February 2, 2011 Development Review Board meeting, the vacation was approved as shown on Exhibit 'C' in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

The public welfare is in no way served by retaining the way or easement;

The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

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

Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by February 17, 2011 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning

Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Bohannon Huston Inc.
Cc: Marilyn Maldonado
Scott Howell
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 4, 2012

Project# 1008435

12DRB-70053 VACATION OF PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2 **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22) [Deferred from 3/21/12, 3/28/12]

On April 4, 2012, the Development Review Board concluded an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on *the attached* Exhibit "B" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

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

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted street for roadway or other purposes based on the surrounding development, subject to provision of adequate access and utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing*, and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 6, 2012

Project# 1008435

12DRB-70141 VACATION OF PUBLIC PARK SITE EASEMENT

12DRB-70142 BULK LAND VARIANCE

11DRB-70270 PRELIMINARY/FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) N-7-A, TANOAN PROPERTIES, zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TENNYSON ST NE containing approximately 6.8328 acre(s). (E-22)

At the June 6, 2012 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The bulk land variance and preliminary/final plat was deferred to 6/13/12 at the agent's request.

Findings

The public welfare is in no way served by retaining the way or easement; With the adoption of the Impact Fee Ordinances and based on current development, the City of Albuquerque does not anticipate any need to utilize the existing easement for park purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by June 21, 2012 in the manner described below.

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

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

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

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

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



Jack Cloud, DRB Chair

Cc: Jack's High Country Inc.
William Galbreth Land Development
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 13, 2013

Projec# 1008435
13DRB-70413 VACATION OF PUBLIC EASEMENT

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for FUTURE RIGHT OF WAY for TENNYSON ST on Tract N-2, **TANOAN PROPERTIES** zoned R-D, located on west side of TRAMWAY BLVD NE south of SAN ANTONIO DR NE containing approximately 2.5579 acre(s). (E-22)

At the February 13, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

Findings

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

(B)(1) The public welfare is in no way served by retaining the public easement. The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes, based on the terrain and lack of adequate easement width.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by February 28, 2013 in the manner described below.

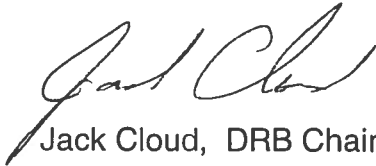
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, DRB Chair

Cc: ISAACSON AND ARFMAN PA
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 31, 2013

Project# 1008435

13DRB-70616 VACATION OF PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2 **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22) [Deferred from 3/21/12, 3/28/12]

On July 31, 2013, the Development Review Board concluded an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on *the attached* Exhibit "B" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

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

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted street for roadway or other purposes based on the surrounding development, subject to provision of adequate access and utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing*, and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.



DEVELOPMENT REVIEW BOARD APPLICATION

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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Sub-divide one tract of Land into 5 Lots			

APPLICATION INFORMATION			
Applicant: William E Galbreth Land development co LLC		Phone: (505) 298-8103	
Address: 4830 Juan Tabo Blvd NE Suite H		Email: drbgalbreth@yahoo.com	
City: Albuquerque	State: NM	Zip: 87111	
Professional/Agent (if any): Fierro & Company		Phone: (505) 503-9546	
Address: 6300 Montano Rd., Suite C		Email: robert.fierro@fierrocompany.com	
City: Albuquerque	State: NM	Zip: 87120	
Proprietary Interest in Site:		List all owners: William E Galbreth Land development co LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: N-7-A-1		Block:	Unit:
Subdivision/Addition: Tanoan Properties		MRGCD Map No.:	UPC Code: 102206243250310203
Zone Atlas Page(s): E-22-2	Existing Zoning:	Proposed Zoning R-1C	
# of Existing Lots: 1	# of Proposed Lots: 5	Total Area of Site (Acres): 6.6 acres	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 12300 SAN Antonio DR		Between: Lowell DR. NE	and: Tennyson ST. NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature: Robert Fierro		Date: 7-27-2020	
Printed Name: Robert Fierro		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	



Fierro & Company

6300 Montano Rd. NW Suite C
Albuquerque, NM 87120
(505) 352-8930 | www.fierrocompany.com

July 27, 2020

City of Albuquerque
Development Review Board

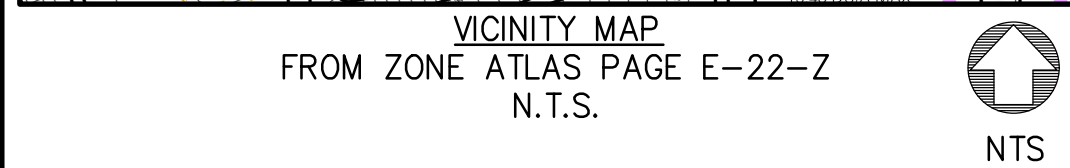
**RE: Sketch Plat Tracts N-7-A-1A, Tracts N-7-A-1B, Tracts N-7-A-1C, Tracts N-7-A-1D, &
Tracts N-7-A-1E**

Fierro & Company, LLC is submitting a Sketch Plat to divide Tract N-7-A-1 of Tanoan Properties into 5 tracts of land as shown on the attached Sketch Plat. Tracts N-7-A-1A through N-7-A-1D are being created for residential lots meeting the criteria for Zone R-1C. There is currently no proposed development to occur on Tract N-7-A-1E.

Thank you.

FIERRO & COMPANY

Robert Fierro, P.E., P.S.
President



1. DRB NO. _____
2. ZONE ATLAS MAP NO. E-22; ZONING: R-D.
3. GROSS SUBDIVISION ACREAGE: 6.655 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: FIVE (5) TRACTS.
5. DATE OF SURVEY: OCTOBER 2019
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO.
7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE EXISTING TRACT (TRACT N-7-A-1) AS DESCRIBED IN THAT CERTAIN PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 02, 2012 UNDER DOCUMENT NUMBER 2012078341 INTO FOUR NEW TRACTS.

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF TANOAN PROPERTIES RECORDED IN DOCUMENT NO. 2012078341 OF THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE RECORDED ON AUGUST 02, 2012, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. SOLAR NOTE - PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.
5. GRID TO GROUND SCALE FACTOR USED IS 0.999627580 AS PUBLISHED BY ACS MONUMENT "5-D22".
6. DATA IN PARENTHESIS IS RECORD OBTAINED FROM PLAT OF TANOAN PROPERTIES, RECORDED AUGUST 02, 2012, IN BOOK 2012C, PAGE 87.

TRACT N-7-A-1, OF THE BULK LAND PLAT OF TANOAN PROPERTIES
SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO
COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE
PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF
BERNALILLO COUNTY, NEW MEXICO ON AUGUST 02, 2012 IN PLAT BOOK
2012C, PAGE 87.

THIS TRACT CONTAINS 6.655 ACRES (289,798 SQ. FT.) MORE OR LESS.

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF TRACTS N-7-A-1A THRU N-7-A-1D, TANOAN PROPERTIES, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY
HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE
TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

WILLIAM E. GALBRETH, LAND DEVELOPMENT CO. LLC,

BY: _____
WILLIAM E. GALBRETH, MANAGING MEMBER

STATE OF _____)
)SS.

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME

PERSONALLY APPEARED _____
 KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT
 THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST
 ABOVE WRITTEN.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

1 A.M.A.F.C.A. DRAINAGE EASEMENT GRANTED BY THIS PLAT.

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

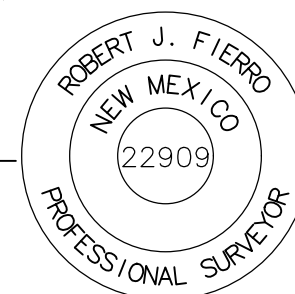
PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY
TREASURER'S OFFICE _____ DATE _____

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909



SHEET 1 OF 3

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2020

A.B.C.W.U.A.
DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A/ CENTURYLINK QC	DATE
---	------

COMCAST
DATE

CITY SURVEYOR _____ DATE _____

A.M.A.F.C.A.
DATE _____

BERNALILLO COUNTY PUBLIC WORKS DIVISION DATE

BERNALILLO COUNTY NATURAL RESOURCES SERVICES DATE _____

BERNALILLO COUNTY ZONING DEPARTMENT DATE _____

BERNALILLO COUNTY FIRE MARSHALL DATE

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
--	------

M.R.G.C.D.
DATE _____



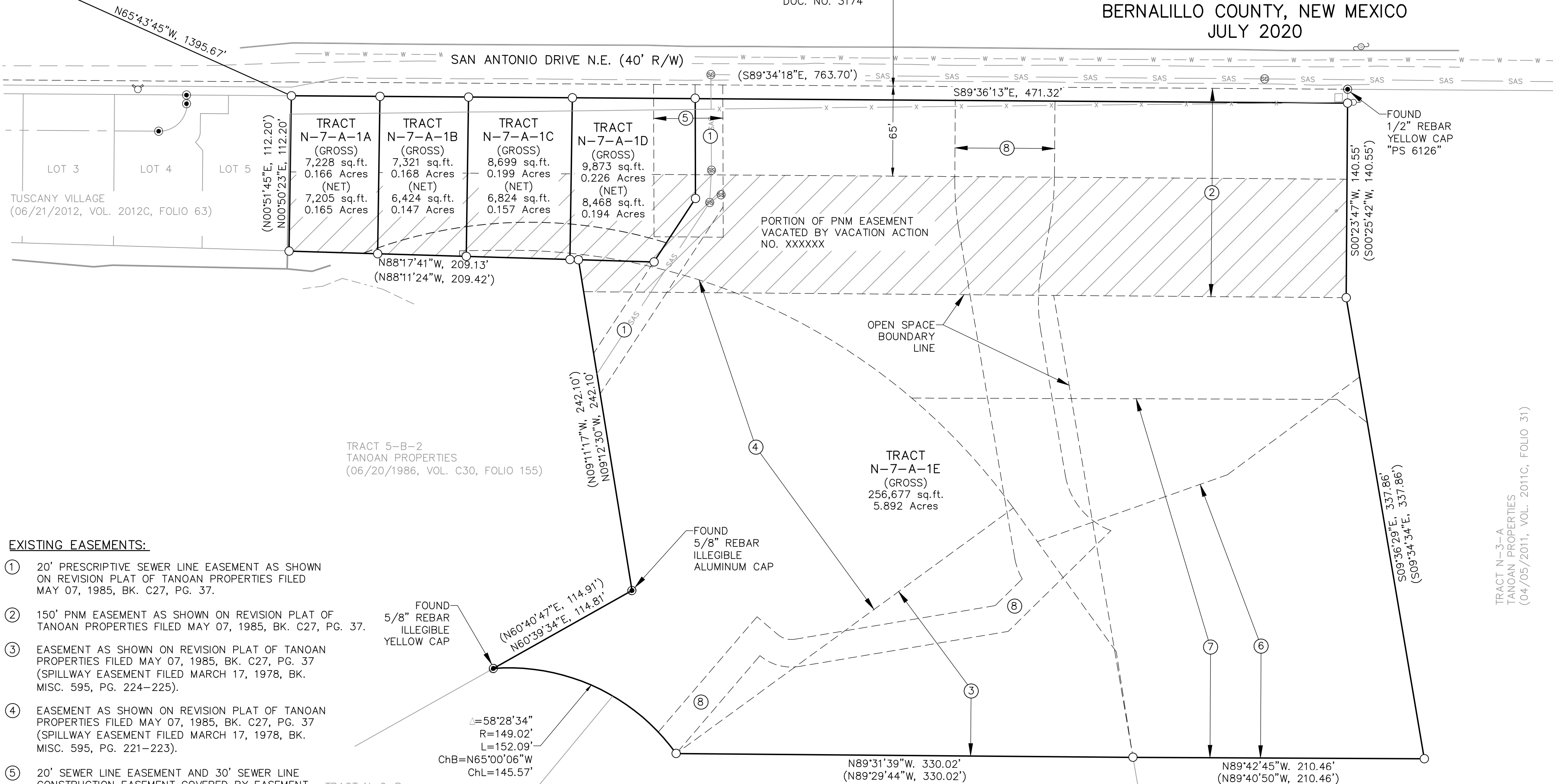
Fierro & Company
ENGINEERING | SURVEYING

6300 MONTANO ROAD. NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

SKETCH PLAT OF
TRACTS N-7-A-1A, N-7-A-1B,
N-7-A-1C, N-7-A-1D & N-7-A-1E
TANOAN PROPERTIES
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2020

ACS MONUMENT "5-D22"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1514036.991 U.S. SURVEY FEET
X=1563586.296 U.S. SURVEY FEET
DELTA ALPHA= -0°08'52.92"
GROUND TO GRID FACTOR= 0.999627580
PUBLISHED DATA IN NAVD 1988
ELEVATION= 5917.306 U.S. SURVEY FEET

65' REMAINING PORTION OF PNM EASEMENT
FILED: AUGUST 10, 1956
MISC. BK. 359, PAGE 272-282
DOC. NO. 3174

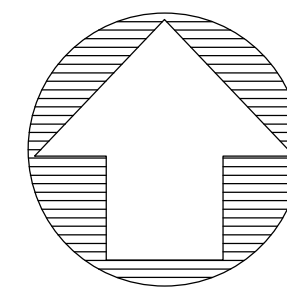


EXISTING EASEMENTS:

- ① 20' PRESCRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- ② 150' PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- ③ EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BK. MISC. 595, PG. 224-225).
- ④ EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BK. MISC. 595, PG. 221-223).
- ⑤ 20' SEWER LINE EASEMENT AND 30' SEWER LINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCROACHMENT AGREEMENT WITH PNM FILED FEBRUARY 26, 1979, BK. MISC. 672, PG. 664 AND FEBRUARY 28, 1979, BK. MISC. 673, PG. 179.
- ⑥ INTERIM DRAINAGE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- ⑦ FLOOD WATER PONDING EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PRPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (DOCUMENT FILED JUNE 29, 1984, BK. MISC. 130A, PG. 529-532).
- ⑧ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITY OF TRACT N-7-A FILED APRIL 05, 2011, BK. 2011C, PG. 31.

PROPERTY CORNERS

- = FOUND CENTERLINE MONUMENT AS NOTED
- △ = FOUND ACS MONUMENT AS NOTED
- = SET 1/2" REBAR WITH PS 22909 CAP

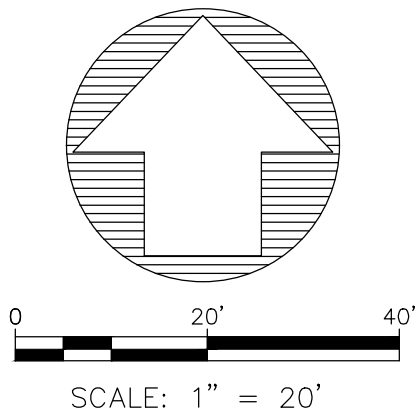
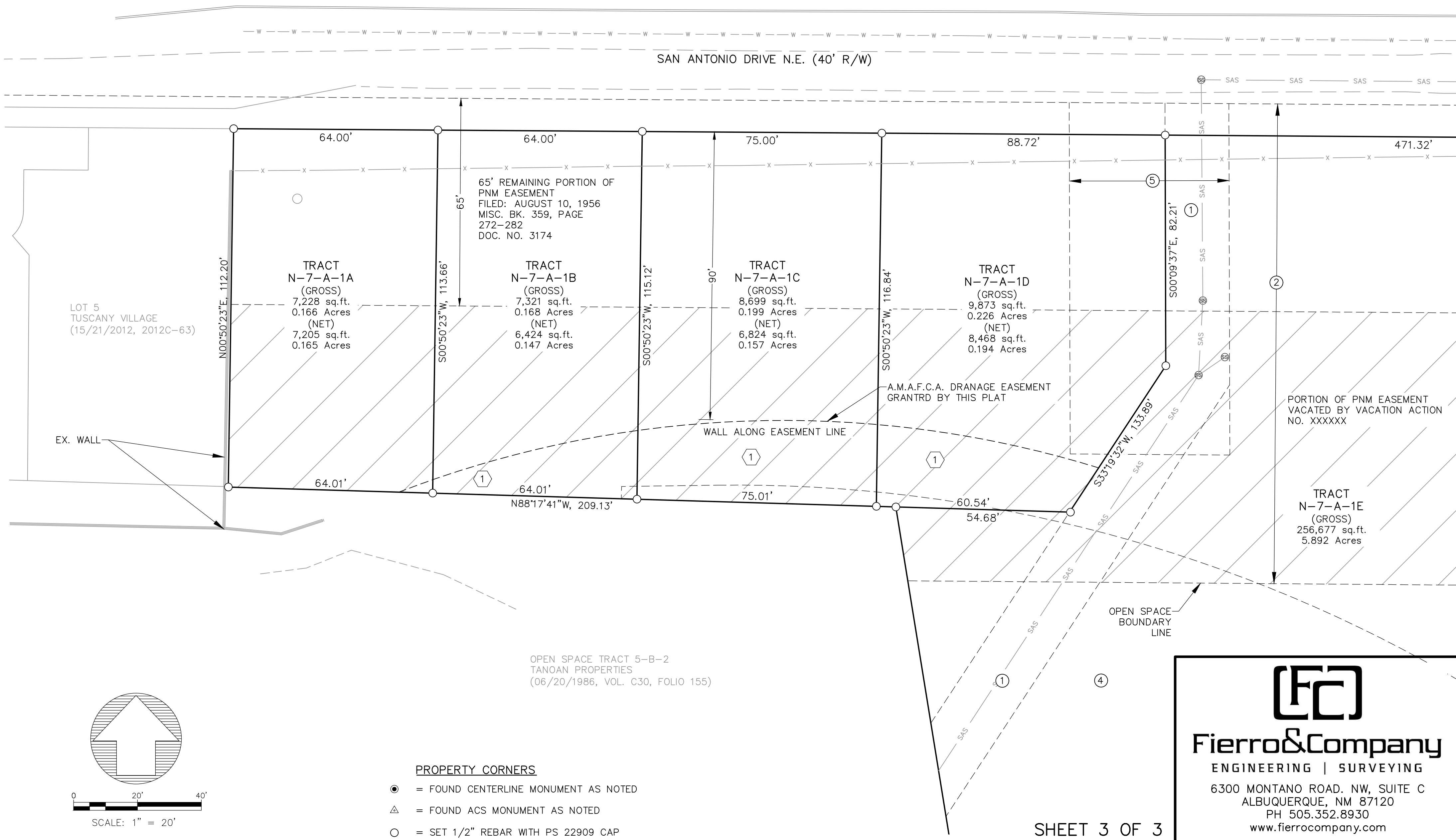


0 50' 100'
SCALE: 1" = 50'

SHEET 2 OF 3

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6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
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www.fierrocompany.com

SKETCH PLAT OF
TRACTS N-7-A-1A, N-7-A-1B,
N-7-A-1C, N-7-A-1D & N-7-A-1E
TANOAN PROPERTIES
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
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SKETCH PLAT OF
TRACTS N-7-A-1A, N-7-A-1B,
N-7-A-1C, N-7-A-1D & N-7-A-1E
TANOAN PROPERTIES
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2020



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ZONING

Please refer to IDO Sub-section 14-16-2-6(A) for the Planned Development Zone District
(PD)

Please refer to IDO Sub-section 14-16-2-3(B) for the Single-Family Zone District
(R-1D)

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	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>William E. Galbreth Land Development CO. LLC</u>	Phone: <u>505-298-8103</u>
Address: <u>4830 Juan Tabo Blvd. NE Suite H</u>	Email: <u>drgalbreth@yahoo.com</u>
City: <u>Albuquerque</u> State: <u>NM</u>	Zip: <u>87111</u>
Professional/Agent (if any): <u>JAG Planning & Zoning Juanita Garcia</u>	Phone: <u>505-362-8903</u>
Address: <u>P.O. Box 7857</u>	Email: <u>jag@jagpandz.com</u>
City: <u>Albuquerque</u> State: <u>NM</u>	Zip: <u>87194</u>
Proprietary Interest in Site: <u>Property Owner</u>	List all owners: <u>William E. Galbreth Land Development CO. LLC</u>

BRIEF DESCRIPTION OF REQUEST

EPC Zone Map Amendment from PD to R-1D

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

Lot or Tract No.: <u>N-7-A-1</u>	Block:	Unit:
Subdivision/Addition: <u>Tanque Properties</u>	MRGCD Map No.:	UPC Code: <u>102206243250310203</u>
Zone Atlas Page(s): <u>E-22</u>	Existing Zoning: <u>PD</u>	Proposed Zoning: <u>R-1D</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots:	Total Area of Site (acres): <u>6.6</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 12300 San Antonio Dr NE Between: Lowell Dr NE and: Tennyson St. NE

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

PR-2020-00471; PR-2020-00066

Signature: Juanita Garcia - JAG Planning & Zoning Date: 3/31/2021
 Printed Name: Juanita Garcia ☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

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


Form Z: Policy Decisions

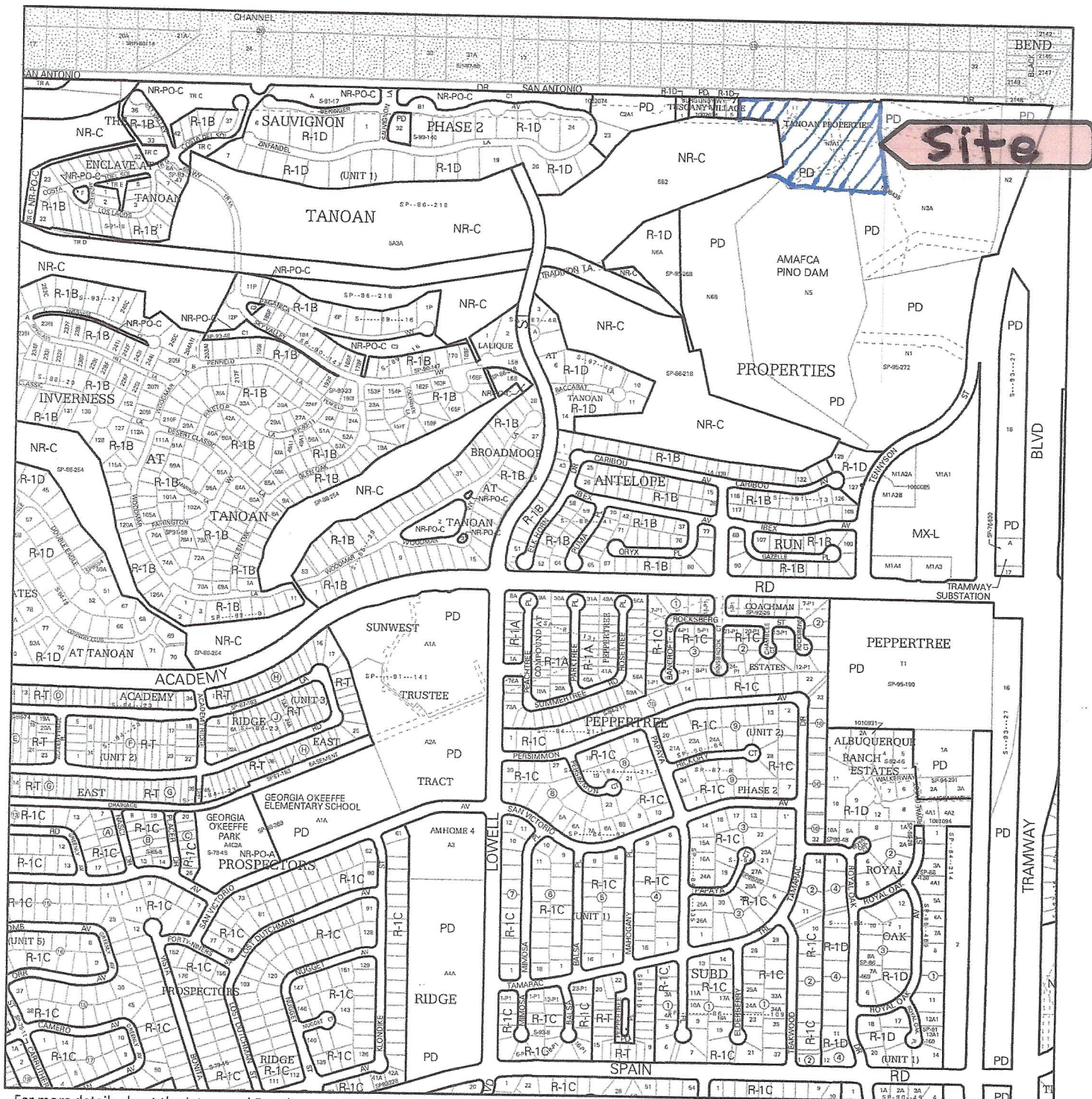
Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

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

- ☒ **INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**
- ☒ Interpreter Needed for Hearing? No 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

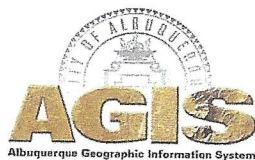
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>Tuanita Garcia</u>	Date: <u>8/31/2021</u>
Printed Name: <u>Tuanita Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



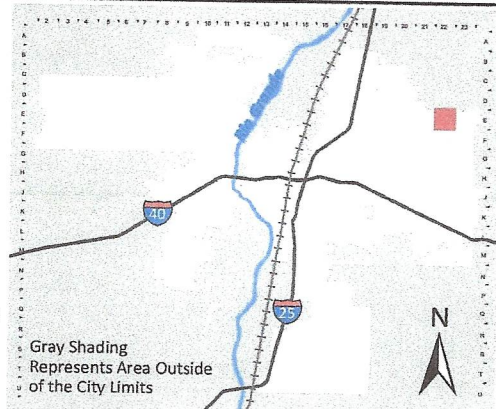


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
E-22-Z

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



LETTER OF AUTHORIZATION

Subject Property: All or a portion of Tract N-7-A-1, Tanoan Properties, containing approximately 6.8328 acres

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Planning & Zoning matters associated with this property.

Dr. William E. Galbreth

William E. Galbreth Land Development Co., LLC

Date



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Tanoan Properties Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: E-22 DRB#: 1008435 EPC#: _____ Work Order#: _____

Legal Description: N-7-A-1, Tanoan Properties

City Address: 12300 San Antonio DR NE

Applicant: William E. Galbreth Land Development, LLC Contact: Juanita Garza

Address: 4830 Juan Tabo Blvd NE Suite H

Phone#: (505) 298-8100 Fax#: _____ E-mail: drbgalbreth@yahoo.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: PD / R-ID

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

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

Describe development and Uses:

Zone change request from PD to R-ID; Subdivision Application from one lot to create 9 to 10 lots (Residential + Drainage Easement)

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): Unknown

Number of Residential Units: Unknown

Number of Commercial Units: Unknown

Traffic Considerations

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

Expected Number of Employees (if known):* Unknown

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

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

Driveway(s) Located on: Street Name San Antonio DR NE

Adjacent Roadway(s) Posted Speed: Street Name San Antonio DR NE Posted Speed Residential Street

Street Name Lowell DR NE Posted Speed Residential 25 Street 25

* 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: Local streets
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Area of Consistency
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: unknown Volume-to-Capacity Ratio: unknown
(if applicable)

Adjacent Transit Service(s): Route 93 / Academy Commuter Nearest Transit Stop(s): 1,888' (Albertson's Academy / Tramway)

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Paved multiple use trail - Tramway trail
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Estate curb / minimal to no sidewalks in the area.

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

M. P. E.

3/16/2021

TRAFFIC ENGINEER

DATE

Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: <u>21-007</u>	Received By: <u>Diego Ewell</u>	Date: <u>2/16/2021</u>
APPOINTMENT DATE & TIME: <u>N/A</u>		

Applicant Name: Juanita Garcia - JAG Planning & Zon Phone#: 505 362-8903 Email: jag@jagpandz.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 6.8328 Existing Zoning: PD ☐ Proposed Zoning: R-1(D) ☐

Previous case number(s) for this site: PR-2020-004171, 1008435

Applicable Overlays or Mapped Areas: None

Residential – Type and No. of Units: Single Family Development - Eight buildable lots

Non-residential – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: N/A

LOCATION OF REQUEST:

Physical Address: No Assigned Address Zone Atlas Page (Please identify subject site on the map and attach) E-22

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Applicant would like to change the zone category from PD to R-1D to match existing zoning to the west of the site.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

No specific questions or concerns.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-007 Date: 3/1/21 Time: N/A (sent via email to jag@jagpandz.com)

Address: E-22-Z

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST:

Applicant would like to change the zone category from PD to R-1D to match existing zoning to the west of the site.

SITE INFORMATION:

Zone: PD to R-1D

Size: 6.8328

Use: Vacant

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-1: Residential Zone District Dimensional Standards

*Neighborhood Organization/s: District 8 Coalition of NAs, Antelope Run NA

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: 6-7(G) ZONING MAP AMENDMENT –EPC

Review and Approval Body: EPC Is this a PRT requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-007 Date: 3/1/21 Time: N/A (sent via email)
Address: E-22-Z

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

PROPERTY INFORMATION

- Address: 12300 SAN ANTONIO DR NE

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-007 Date: 3/1/21 Time: N/A (sent via email)

Address: E-22-Z

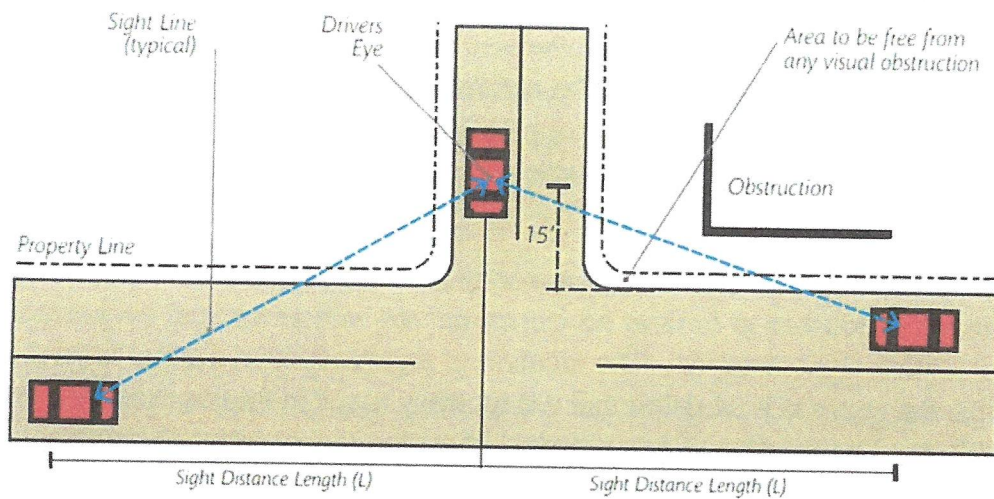
- Lot: N7A1 Block: 0000
- Subdivision: TANOAN PROPERTIES
- POSSE Project Number: PR-2020-004171
- POSSE Case Number: PS-2020-00066
- Legacy Project Number:
- Specific Case Type: Presubmittal
- Case Subtype: DRB Sketch Plat/Plan Review and Comment
- Case Number: 1008435
- Calculated GIS Acres: 6.6369
- IDO Zoning: PD

PROCESS

- 6-7(G) ZONING MAP AMENDMENT – EPC

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov

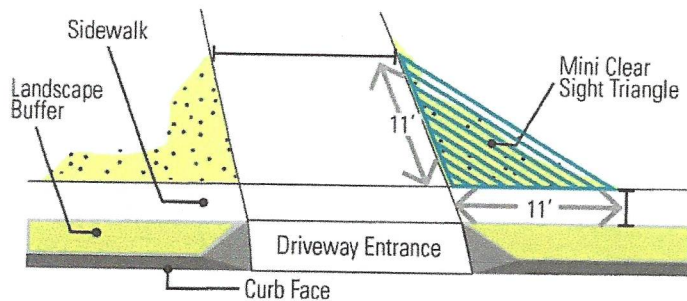
Figure 3.9.5-2 Intersection Sight Distance**Table 3.9.5-2 Minimum Intersection Sight Distance**

Speed Limit (mph)	Minimum Intersection Sight Distance (ft)					
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' Median		4 Lane Undivided	
	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn
20	230	200	240	200	250	200
25	280	240	300	240	320	240
30	340	290	360	290	380	290
35	390	340	420	340	440	340
40	450	390	480	390	500	390
45	500	430	530	430	570	430
50	560	480	590	480	630	480

3.9.5.4 Mini Clear Sight Triangle

Driveways need to maintain the mini sight triangle as shown in Figure 3.9.5-3. This triangle starts at the sidewalk and measures 11 feet on a side.

Figure 3.9.5-3 Mini Clear Sight Triangle



3.9.5.5 Visibility for Site Entrances and Driveways

Site entrances and driveways shall be designed to preserve the clear sight triangle free of visual obstruction as described in section 3.9.5.3 and 3.9.5.4 above.

3.9.5.6 Sight Distance Note

The following note is required in all site plans: Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

3.9.5.7 Objects Permitted in the Clear Sight Triangle

Objects, that may be located in the sight triangle, include, but are not limited to, hydrants, utility poles, utility junction boxes, and traffic control devices provided these objects are located to minimize visual obstruction. Objects under eight inches (8") wide may be allowed.



April 26, 2021

Timothy MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd ST NW
Albuquerque, NM 87102

Re: Zone Map Amendment

Dear Mr. Chairman,

JAG Planning and Zoning, on behalf of William E. Galbreth Land Development Co., LLC, are requesting approval of a zone map amendment from PD (Planned Development) to R-1D (Single Family Residential – Extra Large Lot) for Lot N7A1, Tanoan Properties, located 12300 San Antonio Drive NE, and containing approximately 6.6369 acres (E-22).

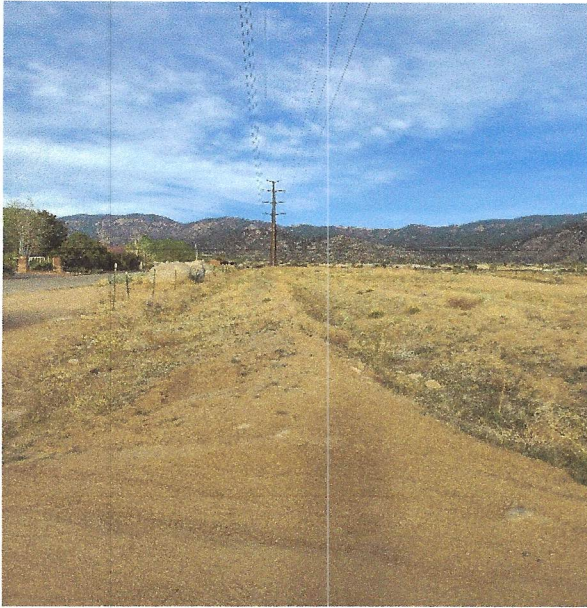
Existing Conditions

The subject site is vacant and located between Lowell Dr NE and Tennyson ST NE. The surrounding area is comprised of mostly single-family dwelling units along the west and north sides of the site and a multi-family development that is currently under construction immediately east of the site. A portion of the site abuts the northeastern edge of Tanoan Golf Course.



View from Street

The site contains two large Public Service of New Mexico (PNM) 115kv Transmission Structures along the west and east ends of the north side of the site, which are typically 72' in height, as determined by the most recently adopted Electric Facility Plan (2010-2020).



Transmission Structure – Looking East



Transmission Structure – Looking West

Also, within the southern edge of the site, are Albuquerque Metropolitan Flood Control Authority (AMAFCA) easements that accommodates “spillways” that lead to a dam that is mostly located on adjacent properties. Most of the dam is located on an adjacent property located west of the site and only a very small portion of the dam itself is on the subject site.

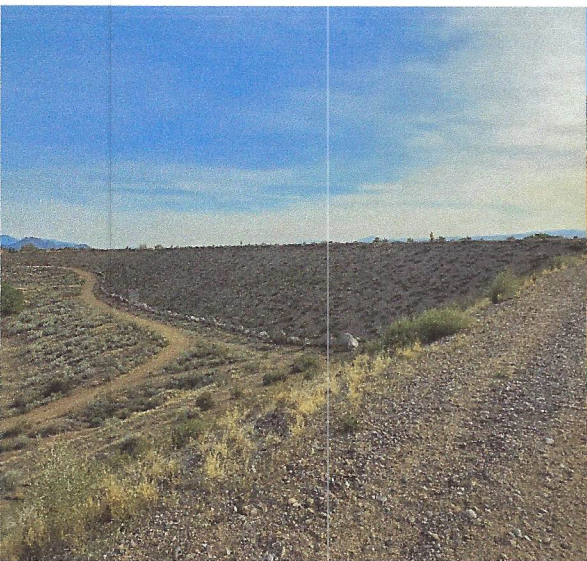


Photo of Dam – Looking south & west



Photo of Spillways and drainage channel – Looking East & South

The detention dam on the adjacent property and all of the adjacent “spillways” and open areas to accommodate water runoff is identified within Figure 12-1 of the Albuquerque & Bernalillo County Comprehensive Plan.

The site is private property; however, surrounding residents have been using the site as a public open space area for recreational purposes. The applicant has made efforts to keep the property private with barriers but has found this task to be difficult when barriers are consistently removed or ignored. The area across the street from the subject site are approximately one acre in size and located within Bernalillo County's jurisdiction in an area known as "North Albuquerque Acres."

History of the property

Prior to the adoption of the Integrated Development Ordinance (IDO), the subject property was zoned RD. Since the site was not developed the property was zoned PD during the IDO conversion process to retain any pre-existing entitlements of the multiple uses that were allowed under the former RD zone.

The Zone Map Amendment Request

The requested zone is an effort to develop the vacant property with single-family residential uses. The interest is to reflect development and zoning that abuts the site to the west. The R-1D zone will allow for consistency in character and permissive uses of the immediate single-family residential development located to the west.

The existing PD zone poses challenges for the applicant in terms of development standards. There are several processes that need to be followed under the PD zone, which requires site plan approval from the EPC and final review through the DRB process. In addition, the permitting process also involves additional steps to determine if the building permit meets all of aspects of the approved site plan. Once developed, enforcement of the site with simple elements such as accessory uses, including walls, fences, swimming pools or sheds, will require additional research and staff time to determine compliance with the approved site plan.

The current zone of PD is intended to provide "small and medium scale innovated projects that cannot be accommodated through the use of base zone districts...In order to provide significant public, civic or natural resources benefits". The existing PD zone requires that specific uses be identified and a Site Plan reviewed and approved by the EPC. Developing single-family dwelling units on the site can be accommodated through the use of the R-1D base zone district.

The zone change request to R-1D will enable the applicant to build single family dwelling units on individual lots. Prior to the adoption of the IDO and with the previous RD zone category, the applicant would have been able to build single-family dwelling units by right and without a Site Plan. As mentioned previously, the surrounding properties located to the west are zoned R-1D. All of the adjacent R-1D parcels have been developed as single-family homes, which is the existing development pattern for the area south of San Antonio Dr NE and west of the site.

The proposed zoning of the subject properties is R-1D (Residential — Single Family, Extra Large Lot). This is the zoning of the lots west of the subject site. The purpose of the R-1 zone district, as per IDO Subsection 14-16-2-3(B)(1), is to "provide for neighborhoods of single-family homes on individual lots of variety sizes and dimensions. Primary land uses include single-family

detached homes on individual lots, with limited civic and institutional uses to the serve surrounding residential area." The "D" in the R-1D refers to largest minimum lot size, lot width and setback standards in the R1 zone as summarized in Table 2-3-3.

R-1D Dimensional Standards
Lot size minimum: 10,000 square feet
Lot width minimum: 70 feet
Front setback minimum: 20 feet
Side setback minimum: 10 feet
Building height maximum: 26 feet

There are major differences between the current PD zone and the proposed R-1D zone. Any uses, use-specific standards, and development standards for the existing PD zone district would remain unknown until an applicant submits a site-specific proposal to the City with all those details for review and decision by the EPC. The requested R-1D zone is a base zone district. The allowable uses in the R-1D and any use specific standards are established in the IDO. Future dimensional standards would be governed by dimensional standards specific to R-1 and city-wide standards in Table 2-3-4. Any development would be reviewed administratively. The request is in an Area of Consistency, the R-1D zone would be consistent with surrounding zoning and is appropriate at this location. It is not in a designated Activity Center or along a designated Corridor. No overlay zones apply.

Response to 14-16-6-7(G)(3) – Review and Decision Criteria

This request for a Zone Map Amendment meets the Review and Decision Criteria outlined in the IDO, Section 6-7(G)(3) in the following manner: The responses provided below show how the requested zone is consistent with the growth and development patterns desired by the City.

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

Applicant's response: The proposed zone map amendment is consistent with the health, safety, and general welfare of the City by furthering and not in conflict with the ABC Comprehensive Plan with applicable Goals and Policies in the following manner:

Community Identity Goal 4.1 Character: Enhance, Protect and preserve distinct communities.

Applicant's response: The subject site is located within the Foothills Community Planning Area. The Comprehensive Plan identifies this area as "Foothills Nestled at the base of the Sandia Mountains, this area is distinguished by its unique relationship to the mountains and impressive views of the valley." This is a request for a Zone Map Amendment from PD Planned Development Zoning to R-1(D) – Single Family Development (Large Lot), which is consistent with properties located west of the subject site within this portion of the Foothills Community

Planning Area. If approved, the proposed request will further Goal 4.1, by changing the site's zone category to one that is suitable for the area. The R-1D zone will allow the eventual development of single-family residential that will enhance, protect and preserve the distinct Foothills Community Planning Area. Future development will continue to be subject to regulations identified within the IDO, DPM and other pertinent regulations, which will assist in stabilizing the zoning of the area.

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

Applicant's Response: This request furthers Policy 4.1.2 because the zone change will allow more single-family development and will protect the existing identity and cohesiveness of the adjacent single-family developed lots. The proposed zone will allow development of dwelling units at a scale and density that is appropriate for the area. The character of the neighborhood includes a mix of single-family and a future multi-family land use that is currently under construction immediately east of the subject site. The general area also contains neighborhood scale commercial uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request. The requested zone will provide an opportunity for a cohesive addition to the neighborhood with a zone designation that currently exists on the adjoining lots. The site will be subject to restrictive covenants that pertain to the design of the dwelling units and the overall development of the site. The subject site will also be subject to IDO requirements including dimensional standards (Table 2-3-3) and building design standards (14-16-5-11). These regulations will help ensure appropriate scale and location of development and character of building design, thereby, furthering Policy 4.1.2.

Policy 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

Applicant's Response: The request furthers Policy 4.2.2 because the applicant did reach out to neighborhood associations required for and not required for notification of this process. The applicant met with representatives of four different neighborhood associations to discuss the request and the applicant's intent of developing single-family residential at a very low density because of the existing constraints of developing on the entire site. The number of dwelling units for the more than six-acre site will be limited to 8 to 9 dwelling units. The limited development of single-family dwelling units at this location was identified as a preferred form of development. Months before the subject request was submitted, the applicant had talked to adjacent property owners who also expressed the desire to have the site developed as single-family residential to remain in character with the existing neighborhood.

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

Applicant's Response: The request furthers Goal 5.2 by allowing the site to be developed in a manner that will help complete the community. The subject area has been vacant for many

years with the expectation of being developed to enhance the mixture of uses that currently exists in the area. The requested R-1D base zone district will facilitate infill development in a form and at a scale appropriate for this neighborhood. The character of the neighborhood includes a mix of single-family and a future multi-family land use that is currently under construction immediately east of the subject site. The area also contains neighborhood scale retail and service uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request. The proposed zone category will allow residents to establish home occupations consistent with the regulations established within the IDO, further fostering a community where residents can live, work, learn shop and play together as preferred within Goal 5.2.

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

Applicant's Response: The request furthers Policy 5.2.1 because the zone change from PD to R-1D will facilitate development that will sustain the surrounding distinct community. The requested R-1D base zone district will facilitate infill development in a form and at a scale appropriate for this neighborhood. The site is vacant and undeveloped under the previous RD zone and now contains the IDO conversion of PD zoning. The requested zone, R-1D, exists on adjacent properties and this application supports and assures the creation and maintenance of a healthy and sustainable community by adding compatible uses that reflect the immediately surrounding development. The area also contains neighborhood scale commercial uses, existing infrastructure and facilities such as public trails and open spaces, schools and community centers that will be supported by this request.

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

Applicant's Response: The request furthers Goal 5.3 by allowing the site to be developed in a manner that will utilize existing infrastructure and the surrounding public facilities, such as roads, utilities, trails and open spaces to support the public good. The site is accessible from Tramway Blvd to the east, which contains trails along both sides of Tramway. The site abuts a local street that can accommodate a single-family residential development. The site also has access to dedicated public open spaces located along San Antonio DR that are accessible and are within walking and biking distances. The proposed request will allow for a residential development that will be designed as efficiently as possible given the wide utility and drainage easements and the PNM Transmission Structures that exist on the subject site.

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

Applicant's response: The request furthers Policy 5.3.1 because it would facilitate infill development to an area already served by existing infrastructure and public facilities, which generally promotes efficient use of land to support the public good. Because the site in

question is in an area with existing infrastructure, down zoning from PD to R-1D allows the site to be developed supporting additional infill development. Adjacent properties with the requested R-1D zone are currently developed because they achieve or are close to the minimum lot sizes. This type of infill development would be supported with existing infrastructure and public facilities in a form and scale that is compatible with the immediate area.

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

Applicant's response: The request furthers Goal 5.6 because the subject site is designated as an Area of Consistency and the rezone will serve as an opportunity to reinforce the character and intensity of the surrounding area. The site is expected to be developed in accordance with the IDO that include dimensional standards and design standards that pertain to residential development. The site is adjacent to areas also designated as Areas of Consistency and characterized by mostly existing low-density residential uses along with future high density residential and existing neighborhood commercial uses nearby. Being designated the same as the surrounding neighborhoods will reinforce and reflect the character and identity of those properties with the Area of Consistency.

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

Applicant's response: The request furthers Policy 5.6.3 because the requested R-1D zoning is consistent with the zoning on adjacent properties located to the west which will protect the character of the existing neighborhood. The requested zone on the approximately 6.6396-acre site would allow residential uses that are generally considered compatible with existing residential uses. Therefore, the request would contribute to protecting and enhancing the character of the surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and not along a designated Corridor.

Sub Policy 5.6.3.b: Ensure that development reinforces the scale, intensity and setbacks to the immediately surrounding context.

Applicant's response: The request is for the same zone as adjacent properties and will ensure that future development will be subject to the same standards in relation to scale, intensity and setbacks. The subject site will be subject to IDO requirements including dimensional standards (Table 2-3-3) and building design standards (14-16-5-11). These regulations will help ensure appropriate scale and location of development and character of building design, thereby, furthering Policy 5.6.3.b.

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

Applicant's Response: The requested zone will bring the zoning of the site into alignment with existing land uses with adjacent properties and in the surrounding residential areas.

Housing Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

Applicant's response: The request furthers Goal 9.2 because the proposed zone category will be consistent with properties immediately adjacent to the property. The subject site will be subject to existing restrictive covenants that will require development to include high end materials and features, allowing the residential development to be sustainable and withstand the test of time. The subject site will also require improvements between the single-family dwelling units and the existing drainage easements to protect any potential flooding from the adjacent dam onto the subject site and areas outside of the subject site. If approved, the site will be subject to the minimum lot size requirements of 10,000 square feet of area and 70' wide lots as identified in the IDO with the allowance of single-family residential development with attractive facades that will allow this development to be sustainable and compatible with the natural and built environment.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintain compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

Applicant's response: The request furthers Policy 9.2.1 because the requested zone enhances neighborhood character, maintains compatibility with surrounding land uses and responds to the development context by matching adjacent densities and site design. The proposed zone category will ensure appropriate development standards by matching adjacent densities and site design standards that have been established within the IDO. The subject site maintains a wide existing utility easement along the front of the property, which will result in large front yard setbacks that will be utilized for landscaping. Existing single family residential development currently maintain large front yard setback areas that are utilized for off-street parking and landscaping.

Summary: Consistency with City's health, safety, morals and general welfare are reflected in the policy analysis and demonstrate that the request furthers applicable Comprehensive Plan Goals and Policies. The requested zone change from PD to R-1D supports and reflects the intentions of the Comprehensive Plan. The R-1D is consistent and compatible with the adjacent and abutting properties and applies similar development patterns regarding uses, setbacks and density. Allowing single-family development reflects and supports the intent of the Areas of Consistency. Removing the PD zone on the subject properties eliminates potential incompatible and unpredictable mixed land uses from the existing character of the neighborhood of single-family residential uses.

Response to 6-7(G)(3)(b): If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly

different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets the following criteria:

1. There was a typographical or clerical error when the 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 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's Response: The requested R-1D zone is the zoning that works best on the subject property if it is to be considered for development. The policy analysis provides examples where this request furthers numerous Comprehensive Plan Goals and Policies regarding, infill development, the relationship to this distinct community and the existing Areas of Consistency adjacent to the site.

The proposed zone change would not permit development that is significantly different from the character of the area; therefore, criteria number 3 applies in that this zone map amendment would be more advantageous to the community patterns of land use, development density and intensity as articulated by the ABC Comp Plan as amended. The proposed zone will be consistent with adjacent city lots. The development of the site will protect the character and security of the neighborhood. The requested R-1D zone will implement consistent and predictable development, density and intensity on properties similar in size which in turn will strengthen the established character of the area.

The existing PD zone potentially allows for incompatible uses with development that could be significantly different from the existing character of the area or it could simply remain vacant and undeveloped as a result of development standards of the existing PD zone. The requested R-1D zone is more advantageous to the community as articulated by the ABC Comp Plan as articulated in the policy analysis in response to Criterion 6-7(G)(3)(a).

Response to 6-7(G)(3)(c): If the proposed amendment is located wholly or partially in an Area of Change (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 the following criteria:

1. There was a typographical or clerical error when the 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 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's Response: This criterion is not applicable because the proposed amendment is located wholly in an Area of Consistency, as shown in the ABC Comp Plan.

Response to 6-7(G)(3)(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's Response: All uses allowed within the R-1D zone are allowed within the 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 and DRB, prior to development. The requested R-1D zone allows single-family dwelling units and will also involve an efficient process of development. The area is largely characterized by residential uses and it would be advantageous to the existing residents for predictable residential uses to be located in this community and within an Area of Consistency.

The permissive uses between the PD zoning designation and the R-1D zoning designation will be fewer, more limited and more controlled. None of the permissive uses would be harmful to the surrounding community. A majority of the permitted uses are also permitted on the adjacent and abutting properties. The uses will also be in line with adjacent properties. As a point of reference, below the outlined permissive uses in the R-1D zone district as identified in Table 4-2-1 of the IDO.

Permissive Uses in the R-1D Zone	Uses allowed in the PD Zone
Single-Family Detached on individual lots	As negotiated from among those listed in Section 14-16-4-2 (Approximately 160 uses listed within Section 14-16-4-2)
Small Community Residential Facility	
Community Center or Library	
Parks and Open Space	
Religious Institution	
Community Garden	
Residential Community Amenity – Indoor & Outdoor	
Drainage	
Electric	
and Major Utility	
Solar Energy Generation	

Aside from single family dwelling, all other permissive uses within the PD zone would likely be attracted to properties much larger than the subject properties as dimensional standards are applied and given the easements located on the site.

The portion of the property that is buildable 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. The proposed single-family dwelling units is categorized as low-density residential development and will be in line with surrounding single-family development.

Under the PD zone, the site could potentially have approximately 160 uses, as identified within the IDO zone. In addition, the uses, use-specific standards, and development standards would remain unknown until an applicant submits a site-specific proposal to the City with all those details for review and decision by the EPC. The proposed request will allow for predictability on how the site is to be developed. Furthermore, the requested R-1D zone would adequately mitigate any potential harmful impact to adjacent property, the neighborhood or community through this down zone request. The zone change will also remove possible harmful uses adjacent to existing single-family uses.

Response to 6-7(G)(3)(e): The City's 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 funding 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's Response: The site falls within an area that has City infrastructure and public improvements that will have adequate capacity to serve the development made possible by the zone change meeting the requirements of sub-criterion 1. The site is near trail systems that exist along Tramway Blvd that are typical of the Foothills area. The requested R-1D zone, which will reflect single-family residential uses will maintain and support the character of the immediate area, which falls within an existing developed area. The established urban area has sufficient infrastructure to support uses for the properties within the zone change application. The applicant recognizes that if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them.

Response to 6-7(G)(3)(f): The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant's Response: The subject site is located along a local road (San Antonio RD NE) and does not abut a major street, such as Tramway. Justification is based on furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in response to Criterion A.

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

Applicant's Response: The subject application is not based on economic considerations rather the interest lies in developing the property with single-family residential development and removing the development standards and requirements of the existing PD zone. The subject application for the requested zone change is not based on the property's cost of land or economic consideration.

The zone change request is based on the intention to build single-family residences, which would have been allowed prior to the adoption of the IDO. As a result, the proposed zone change is necessary to enable development on the individual properties. The cost of the land is not the primary determining factor in pursuit of the appropriate zoning.

Response to 6-7(G)(3)(h): The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or strip of land along a street (i.e. 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's Response: Because the zone change request is for a zone that is identical to adjacent city properties, the proposed zone change does not create a "spot" or "strip zone". The zoning of the site prior to the IDO adoption in 2018 was R-D as were most of the city parcels in the immediate area. When the PD zoning was assigned to this site, because the site was vacant, it created a distinction with adjacent city properties that were assigned R-1D because they were developed with single-family dwellings. As a result, use regulations and development standards were different. The request will stabilize both land use and zoning. The Policy analysis demonstrates the zone change will clearly facilitate implementation of the Comprehensive Plan.

Neighborhood Notification

The District 8 Coalition of Neighborhood Associations, North Albuquerque Acres Community Association, Antelope Run Neighborhood Association were initially notified of this request.

After initial notification, the applicant was asked by notified neighborhood associations to contact a fourth neighborhood association (District 4 Coalition of Neighborhood Associations) regarding the request, which was done by the applicant. The notified neighborhood associations also requested a pre-application meeting to discuss the request, which occurred on February 26, 2021 at 4:30 pm. The virtual meeting included discussions regarding the property's use for access to adjacent open areas that have been used by surrounding residents for recreational purposes, grading and drainage and future development of the site. The applicant identified the potential subdivision plat, which would result in the development of 8 to 9 lots. Given the low number of lots that can be created on the site because of easement limitations, the neighborhood associations indicated they could support the request as presented.

On March 22, 2021, a summary of the meeting was emailed to the neighborhood associations to determine if the summary accurately summarized their recollection of the meeting. In addition, a copy of the recording, a copy of the proposed subdivision plat and a pictorial image of the apartments under construction adjacent to the site were sent with the summary for their reference. The applicant also offered to meet again, if necessary. As of the writing of this letter, the applicant had not heard from those members who attended the February 26, 2021 virtual meeting. A copy of the summary has been included with the Zone Map Amendment Application.

The applicant also notified property owners within 100 feet of the site prior to submitting for application. As of the writing of this letter, there were no meetings requested by the adjacent property owners. The applicant is willing to meet with adjacent property owners to discuss the application and to answer any questions regarding the request.

As of the writing of this letter, there were no known opposition to this request.

Conclusion

The requested Zone Map Amendment will allow the property owner to develop the site with compatible uses at an appropriate location. The applicant argues that the Policy based analysis illustrates that the request furthers a preponderance of the applicable Goals and Policies of the Comprehensive Plan and does not conflict with them. The request clearly facilitates implementation of the Comprehensive Plan.

Thank you for your consideration on this matter.

Sincerely,



Juanita Garcia

Principal

JAG Planning & Zoning, LLC

STAFF INFORMATION

April 13, 2021

TO: Juanita Garcia
Principal
JAG Planning & Zoning LLC

FROM: Silvia Bolivar, PLA, ASLA/ *SB*
Current Planner
City of Albuquerque Planning Department

RE: PROJECT #2020-004171/RZ-2021-00011, 12300 San Antonio Drive NE -
Zone Map Amendment

I am the staff planner reviewing your application for project #2020-004171/RZ-2021-00011, a Zone Map Amendment (zone change) for the subject property located at 12300 San Antonio Drive NE, between Lowell Drive NE and Tennyson Street NE. The zone change is from PD to R-1D to allow for development of single-family homes. As per your letter dated April 1, 2021, a facilitated (virtual) meeting for this project was held on February 26, 2021. Staff has not heard from any interested parties as of the writing of this memo.

Although I have done by best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. After review of the application material including the justification letter, the following comments are provided and changes or additions requested.

The response to many of the Goals and policies need to be expanded in order to justify the proposed zone map amendment. Please submit a revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on Thursday, April 22, 2021. If you have difficulty with this deadline please let me know.

1. Introduction

- A. This is what I have for the legal description: Tract N-7-A-1, Tanoan Properties, located at 12300 San Antonio Drive NE, between Lowell Drive NE and Tennyson Street NE, approximately 6.7 acres.
- B. I have the applicant listed as William E. Galbreth Land Development Co., LLC.

2. Topics & Questions

- A. Please tell me more about the subject site. I do not understand why the applicant cannot develop the property with the existing zoning. The argument that they would have to go to the EPC applies whether is a Zoning Map Amendment or development under PD, so why not PD?

- B. You mention in the justification letter that there is an Albuquerque Metropolitan Flood Control Authority (AMAFCA) easement that is “mostly located” on the adjacent property and that only a very small portion of the dam is on the subject site.

3. 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: EPC Public Hearing May 20, 2021. Final staff reports will be available on May 13, 2021.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

4. 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: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. The pre-submittal neighborhood meeting required pursuant to 14-6-6-4(C) appears to be correct and complete.
- B. As per your justification letter, a facilitated (virtual) meeting for this project was held on February 26, 2021, it is noted that it seems as if everyone agrees that the request is for the greater good of the community. Have any neighborhood representatives or members of the public contacted you with comments or concerns since February 26, 2021?

5. Zone Map Amendment (Zone Change) – Justification and Policy Analysis

Criterion A - Please see comments listed under each Goal or policy as the arguments/response need to be strengthened in order to justify the request.

Goals and Policies in Chapter 4:

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

The response to this goal needs to be expanded as your response is basically one sentence. Your “response” borrowed from the Goal itself and listed the design/character considerations of the Foothills CPA found in the ABC Comp Plan but did not really provide a response. How will the request enhance, protect and preserve the distinct community?

There are existing single family homes zoned R-1D in the area, so would this request add to the stability of the area by matching those existing uses? The stability of the area is of extreme importance for this distinct community in order to enhance, protect, and preserve the community but your response does not mention this.

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

The response to this policy is inadequate. What is the distinct character of the community and how will the development be consistent with it?

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

How will this request enhance the mixture of uses? The request for a Zoning Map Amendment to facilitate development of single family homes is similar to what has occurred to the west of the subject site. The request would expand more of the same and contribute to homogeneity in the area by adding a similar housing type to the units to the west of the subject site.

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

How is this a traditional community?

Goals and policies in Chapter 5:

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

The response to this Goal is inadequate. The request will facilitate the development of the undeveloped lot and provide infill but how would it foster a community where residents can live, work, learn, shop and play together? Would the future residents live on the subject site and work nearby? If you intend to use this Goal you must refer to how the residents will live, work, learn, shop and play together in order to justify this important Goal.

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

Could you please explain what mix of uses will be accessible to surrounding properties? The request is contributing to more single family homes similar to what is found to the west of the subject property. The area is not conveniently accessible from surrounding neighborhoods. There is no public transportation or even bicycle routes near the area so the development would be heavily dependent on private transportation.

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.

Response is partially fulfills this Goal. The development will most likely increase the need for automobile travel as the area is not well served by public transportation.

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

Response is adequate.

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

How is this Goal appropriate? The subject site is in an Area of Consistency.

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

Policy is appropriate. However, your response lists that the site is approximately 6.8328 acres while your application and documents reference the site as being 6.6 acres? Is it 6.8328 or 6.6 acres?

Sub-policy 5.6.3b – Ensure that development reinforces the scale, intensity and setbacks to the immediately surrounding context.

Please expand your response. Part of the response for this sub policy was listed on Page 2 and should be listed for this sub policy as it references scale and setbacks.

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

Response is adequate.

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The response to this Goal is two parts so please explain how the housing design will be compatible with the natural and built environment. How will the housing

design be compatible with the natural environment? Your response to the built environment portion is adequate.

Policy 9.2.1 – Compatibility – Encourage housing development that enhances neighborhood character, maintain compatibility with surrounding land uses, and responds to its development context – i.e. – urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

Only compatibility with the surrounding land uses to the west of the subject site qualifies. There is no information as to site design and relationship to the street as only a zone map amendment is being requested.

- Criterion B. Your response does not include any clearly facilitated language therefore your response is inadequate. Redo.
- Criterion C. Your response is appropriate.
- Criterion D. Redo. Criterion D is answered by providing a table of uses that would become permissive in the R-1D zone that are not already permissive under the current zoning. After the table, a discussion of each newly permissive use, and mitigation of any harmful impacts follows. Your response is mostly there but needs to be tightened up a bit in order to tie it to the proposed zone map amendment and fulfillment of this criterion.
- Criterion E. Your response is appropriate and meets the criteria listed.
- Criterion F. Please lists the streets/roads you are referring to in your response.
- Criterion G. Your response is appropriate.
- Criterion H. Your response is appropriate.

Thank you.

NOTIFICATION



JAG JAG <jag@jagpandz.com>

San Antonio & Sauvignon NE Neighborhood Meeting Inquiry

5 messages

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Wed, Feb 10, 2021 at 9:53 AM

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 8 Coalition of Neighborhood Associations	Mary Ann	Dix	dix.mary.ann@gmail.com	11312 Malguena Lane NE	Albuquerque	NM	87111	5057159197	5052710548
District 8 Coalition of Neighborhood Associations	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	
North Albuquerque Acres Community Association	Carol	Ambabo	cracpa@swcp.com	8921 Glendale Avenue NE	Albuquerque	NM	87122	5052743254	
North Albuquerque Acres Community Association	Doug	Cloud	theracingdentist@gmail.com	9721 San Francisco NE	Albuquerque	NM	87122		5058569100
Antelope Run NA	Alex	Robinson	alexlrmm@comcast.net	12033 Ibex Avenue NE	Albuquerque	NM	87111	5056109561	5052940473
Antelope Run NA	Dean	Willingham	dwillingham@redw.com	11809 Ibex Avenue NE	Albuquerque	NM	87111	5052502679	5052938986

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, 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#page=393>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project 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.

Thanks,



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



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Tuesday, February 09, 2021 7:59 PM

To: Office of Neighborhood Coordination <jag@jagpandz.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Juanita Garcia

Telephone Number

15053628903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

Tract N-7-A-1, Tanoan Properties, Containing Approximately 6.8328 acres.

Physical address of subject site:

No Address Assigned

Subject site cross streets:

San Antonio & Sauvignon NE

Other subject site identifiers:


West of Tramway and South of San Antonio NE

This site is located on the following zone atlas page:

E-22

=====

This message has been analyzed by Deep Discovery Email Inspector.

 **E-22.pdf**
1372K

JAG JAG <jag@jagpandz.com>
To: "Carmona, Dalaina L." <dlcarmona@cabq.gov>

Fri, Feb 19, 2021 at 1:38 PM

Hello Dalaina,

We reached out to the neighborhood associations you identified within the list below and received a response from one of the associations indicating that we should also contact D4C and District 4 Association? Can you please confirm? We have attached their response.

"The North Albuquerque Acres Community Association (NAACA) requests a public meeting regarding this proposed project. We would also like to point out that District 4 and the D4C should be notified on this project, as it falls within their boundaries."

If so, can you please provide their contact information?

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: JAG JAG <jag@jagpandz.com>
Cc: "Baca, Vanessa" <vanessabaca@cabq.gov>

Fri, Feb 19, 2021 at 3:32 PM

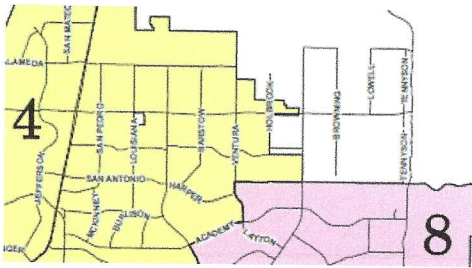
Hi Juanita,

I did the search twice when I received your request to see if the D4C was included but it's not according to the Council District map (attached). When I did my search in our ONC Map Tools it didn't pull it either. It looks like that section is in the County.

I have included Vanessa Baca in this e-mail if she has any comments to include.

Here is the District 4 Coalition contact information if you want to contact them.....

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549



Thanks,



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



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From: JAG JAG [mailto:jag@jagpandz.com]

Sent: Friday, February 19, 2021 1:38 PM

To: Carmona, Dalaina L. <dlcarmona@cabq.gov>

Subject: Re: San Antonio & Sauvignon NE Neighborhood Meeting Inquiry

External

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

To: "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, dwillingham@redw.com, Dan Regan <dreganabq@gmail.com>, alexlrm@comcast.net, cracpa@swcp.com

Fri, Feb 19, 2021 at 4:22 PM

Hello Carol,

Here is the response from the Office of Neighborhood Coordination. Our project is apparently outside of the boundaries of the associations you mentioned.

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

Baca, Vanessa <vanessabaca@cabq.gov>

To: "Carmona, Dalaina L." <dlcarmona@cabq.gov>, JAG JAG <jag@jagpandz.com>

Mon, Feb 22, 2021 at 2:32 PM

Hi all.

I also ran the map search of this property, had our AGIS staff run the search and also had our Council Senior Planner Shanna Schultz run the map search just to make certain. In every instance, D4 was not within or in close proximity of the boundary of the property as stated below. Shanna clarified that the property was roughly a mile from the D4 boundary. So it appears that you properly noticed the neighborhood groups that you were supposed to have done.

Please let us know if we can be of further assistance going forward. Thank you.



Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: Carmona, Dalaina L.

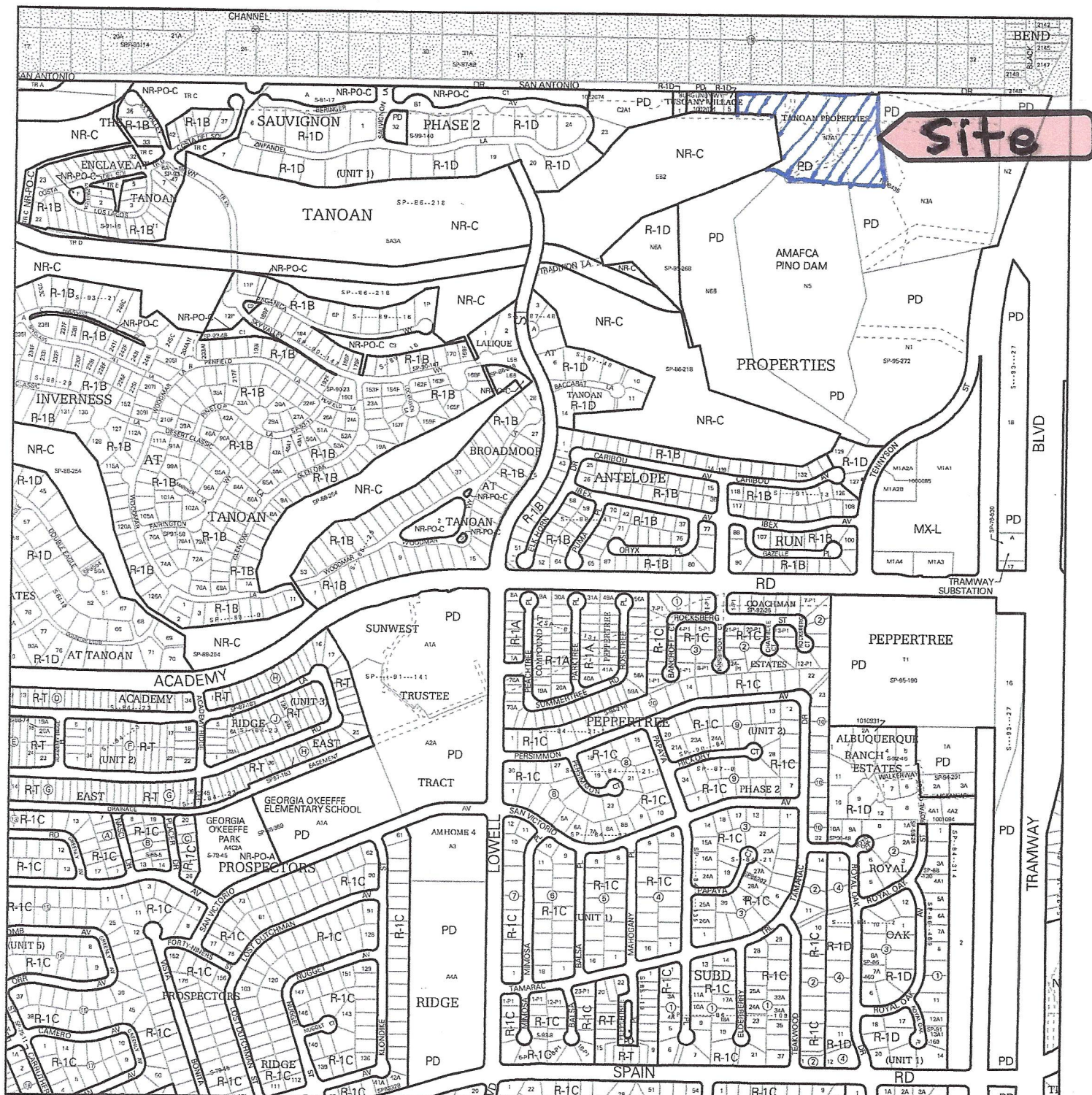
Sent: Friday, February 19, 2021 3:33 PM

To: JAG JAG <jag@jagpandz.com>

Cc: Baca, Vanessa <vanessabaca@cabq.gov>

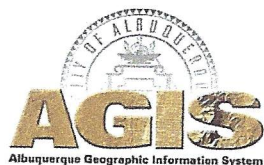
[Quoted text hidden]

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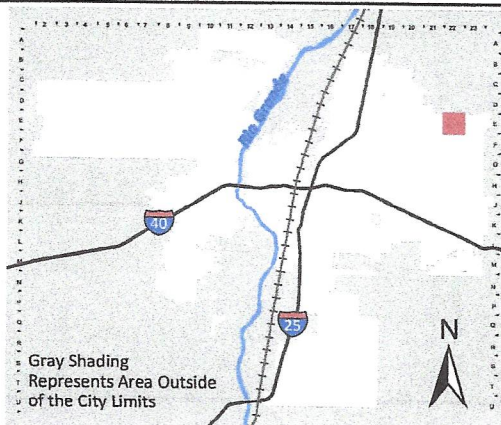


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
E-22-Z

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

0 250 500 1,000 Feet



JAG JAG <jag@jagpandz.com>

Neighborhood Meeting about Future Development Application

13 messages

JAG JAG <jag@jagpandz.com>

Tue, Feb 16, 2021 at 1:55 PM

To: dix.mary.ann@gmail.com, dhc@zianet.com, cracpa@swcp.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com, JAG JAG <jag@jagpandz.com>

February 16, 2021

Re: Neighborhood Meeting about Future Development Application

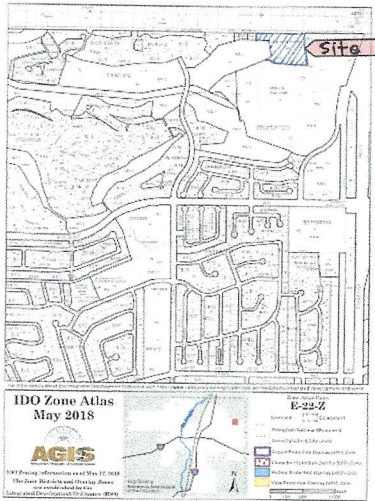
Dear Neighborhood Association Representative,

JAG Planning & Zoning, LLC will be representing William E. Galbreth Land Development Co., LLC, for a Zone Map Amendment from Planned Development (PD) to Single-Family Residential, Large Lot, R-1D. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the zone map amendment application.

This would be an informal meeting where JAG Planning & Zoning would present the proposal and discuss any concerns you may have. The intent of this request is to eventually develop the site as single-family residential. We are providing a copy of Zone Atlas page E-22-Z identifying the proposed location of the zone map amendment for your reference.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **April 1, 2021 and the EPC hearing date will be on May 20, 2021.**

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.



Zone Atlas Map identifying the area of the request

Kind regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



Donald H. Couchman <dhc@zianet.com>

Tue, Feb 16, 2021 at 6:48 PM

To: JAG JAG <jag@jagpandz.com>, dix.mary.ann@gmail.com, cracpa@swcp.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com

It would be helpful if you would supply the address and the specifics of your project. The miniature map furnished is of little help.

Donald H. Couchman, President

District 8 Coalition of Neighborhood Associations

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Tue, Feb 16, 2021 at 7:13 PM

To: "Donald H. Couchman" <dhc@zianet.com>

Cc: dix.mary.ann@gmail.com, cracpa@swcp.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com

Hello Donald,

The City of Albuquerque GIS program shows it at 12300 San Antonio DR NE; however, we are not completely sure if this is accurate, which is why we did not provide an address. The property is located immediately east of 12116 San Antonio DR NE or across the street from 12201 through 12401 San Antonio Dr NE, if this helps. We have attached a pdf that shows a full size copy of the zone atlas map that identifies the site.


Please let us know if you need further information to clearly identify the location of the site.

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

 **E-22.pdf**
1375K

cracpa@swcp.com <cracpa@swcp.com>

Fri, Feb 19, 2021 at 1:24 PM

To: JAG JAG <jag@jagpandz.com>, "Donald H. Couchman" <dhc@zianet.com>

Cc: dix.mary.ann@gmail.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>

The North Albuquerque Acres Community Association (NAACA) requests a public meeting regarding this proposed project. We would also like to point out that District 4 and the D4C should be notified on this project, as it falls within their boundaries.

Thank you for clarifying the location of the site and including a readable copy of the zone atlas map. We look forward to hearing from you when the meeting is set up.

Carol Ambabo, President

North Albuquerque Acres Community Association

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Fri, Feb 19, 2021 at 1:41 PM

To: cracpa@swcp.com

Cc: "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>

Hello Carol,

Thank you for your response, we would be happy to meet to discuss our proposal. We have also reached out to the Office of Neighborhood Coordination to determine if we do need to contact those two associations and to get their contact information. In the meantime, we can set up a zoom meeting and was wondering when would be a good time and date to meet?

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



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cracpa@swcp.com <cracpa@swcp.com>

Fri, Feb 19, 2021 at 1:51 PM

To: JAG JAG <jag@jagpandz.com>

Cc: "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>

Thank you Juanita and Andrew,

Would it be possible to set up the Zoom meeting for next Friday? Whatever time which will be agreeable with other participants is fine with me.

Carol

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Fri, Feb 19, 2021 at 4:10 PM

To: cracpa@swcp.com

Cc: "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>

Hello Carol,

We can schedule a meeting for early evening of next Friday, if that works for you all? How about 5:30?

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

alexlrnm@comcast.net <alexlrnm@comcast.net>

Fri, Feb 19, 2021 at 4:13 PM

To: JAG JAG <jag@jagpandz.com>, cracpa@swcp.com

Cc: "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>

Please include me in the meeting. Next Friday is generally open.

Alex Robinson

President, Antelope Run Neighborhood Association

505-294-0473

<http://anteloperun.org>

From: JAG JAG <jag@jagpandz.com>

Sent: Friday, February 19, 2021 1:41 PM

To: cracpa@swcp.com

Cc: Donald H. Couchman <dhc@zianet.com>; dix.mary.ann@gmail.com; theracingdentist@gmail.com; alexlrnm@comcast.net; dwillingham@redw.com; Dan Regan <dlreganabq@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

cracpa@swcp.com <cracpa@swcp.com>

Fri, Feb 19, 2021 at 4:30 PM

To: JAG JAG <jag@jagpandz.com>

Cc: "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>, Mildred Griffiee <sect.dist4@gmail.com>, Peggy Neff <peggyd333@yahoo.com>

Can we possibly schedule for 4:30? Or 5:00 at the latest?

Thanks

[Quoted text hidden]

alexlrnm@comcast.net <alexlrnm@comcast.net>

Fri, Feb 19, 2021 at 4:41 PM

To: JAG JAG <jag@jagpandz.com>, cracpa@swcp.com

Cc: "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>

That works for me

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Sat, Feb 20, 2021 at 7:35 PM

To: alexlrnm@comcast.net

Cc: cracpa@swcp.com, "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>

Hello all,

Sorry we were unable to respond sooner. Friday the 26th at 4:30 works for us as well. We were waiting to confirm with the applicant, who will be present for the meeting. We will send a meeting link to all by Friday's meeting. Please let us know if you have any specific questions you would like us to answer at Friday's meeting.

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



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alexlrnm@comcast.net <alexlrnm@comcast.net>

Sun, Feb 21, 2021 at 1:16 PM

To: JAG JAG <jag@jagpandz.com>

Cc: cracpa@swcp.com, "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, dwillingham@redw.com, Dan Regan <dreganabq@gmail.com>, Kenneth Fabiszak <kfabiszak@sbcglobal.net>, Mark Piccione <EmPico@aol.com>, "Wilson, Betty" <betty.kay.wilson@gmail.com>

Please include the additional people copied on this email in future emails and the meeting invite.

> Please let us know if you have any specific questions you would like us to answer at Friday's meeting...

At present, we have only been informed that a change in the property's zoning designation will be requested. We would like to understand what the applicant intends to do with the property.

There appear to be different development standards for the existing and proposed zones. Because the communities surrounding the adjacent arroyo use it frequently for recreation, access is very important. We have worked with Titan Development Co to ensure their new development will retain multiple access points. We would like to ensure access to existing trails is retained should the zoning change, including after final development.

Light pollution of the arroyo is another concern that has been raised. Any construction should prevent out flood lights from shining into the open space.

Thank you,

Alex

Alex Robinson

President, Antelope Run Neighborhood Association

505-294-0473

<http://anteloperun.org>

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Mon, Mar 22, 2021 at 9:42 PM

To: alexlrnm@comcast.net

Cc: cracpa@swcp.com, "Donald H. Couchman" <dhc@zianet.com>, dix.mary.ann@gmail.com, theracingdentist@gmail.com, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>, Kenneth Fabiszak <kfabiszak@sbcglobal.net>, Mark Piccione <EmPico@aol.com>, "Wilson, Betty" <betty.kay.wilson@gmail.com>

 **audio_only.m4a**

Hello all,

We have finalized and attached the meeting notes from our meeting of February 26, 2021. We are hoping to include the notes as part of our application, which is due next week, but wanted to verify if we captured the items that were discussed accurately. We have also attached a recording (audio only) of the meeting and a copy of the subdivision plat that was shown at the meeting. The surveyor is still working on the layout of the lots since some of the lots do not meet lot size requirements. We have also included the exhibit that was shown at our meeting on the 26th of February. Please let us know if you need any other information from us.

As mentioned at our meeting, we are still willing to discuss Dr. Galbreth's project with you, if you would like. We will also send another email next week before we submit our application that will provide information regarding the EPC hearing.

We thank you for taking the time to talk with us and really do appreciate any feedback you may have.

Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



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3 attachments

 **19048-PLAT 02252021 (1).pdf**
6601K

 **19048-HOA EXHIBIT-Overall (2).pdf**
633K

 **Neighborhood Association Meeting Notes.docx**
23K



JAG JAG <jag@jagpandz.com>

Public Notice of Hearing

3 messages

JAG JAG <jag@jagpandz.com>

Wed, Mar 31, 2021 at 10:30 AM

To: dix.mary.ann@gmail.com, "Donald H. Couchman" <dhc@zianet.com>, cracpa@swcp.com, theracingdentist@gmail.com, alexlrnm@comcast.net, dwillingham@redw.com, Dan Regan <dlreganabq@gmail.com>, mgriffie@noreste.org, JAG JAG <jag@jagpandz.com>

March 31, 2021

PUBLIC NOTICE OF HEARING

Mary Anne Dix – District 8 Coalition of Neighborhood Associations

Donald Couchman – District 8 Coalition of Neighborhood Associations

Carol Ambabo – North Albuquerque Acres Community Association

Doug Cloud – North Albuquerque Acres Community Association

Alex Robinson – Antelope Run Neighborhood Association

Dean Willingham – Antelope Run Neighborhood Association

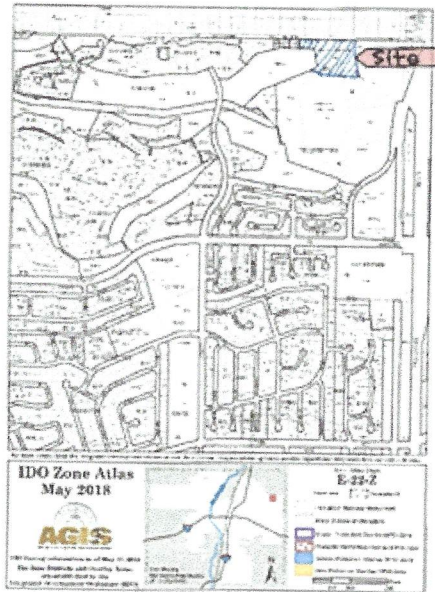
Mildred Griffie – District 4 Coalition of Neighborhood Associations

Daniel Regan – District 4 Coalition of Neighborhood Associations

Dear Neighborhood Representative:

JAG Planning & Zoning, LLC, on behalf of William E. Galbreth Land Development Co, will be submitting an application to the City of Albuquerque Planning Department for the Environmental Planning Commission (EPC) to consider the following request:

Zone Map Amendment from Planned Development (PD) to R-1 (D) Single-Family Dwelling for the area identified within Zone Atlas Page E-22.



Your Neighborhood Association was initially notified on February 16, 2021 regarding this application to determine if a meeting would be beneficial to your association and a meeting was held on February 26, 2021. Meeting notes were sent out for confirmation on March 22, 2021. We had not heard from your association since, but are still willing to meet to discuss the application. We are attaching a full size copy of the zone atlas map and the latest subdivision plat.

Request

The property is located at 12300 San Antonio Dr, and is legally described as Lot N7A1, Tanoan Properties, containing approximately 6.6369 Acres and is zoned Planned Development (PD) as described in the Integrated Development Ordinance (IDO). The purpose of this request is to change the zoning of the property to allow for development of the site with single-family dwelling units on large lots. The surrounding city single-family residential development is currently zoned R-1(D) and the applicant is requesting a zone category that will allow the site to be consistent with the adjacent city zoning.

The site contains large areas dedicated for drainage easements with a spillway to allow water runoff onto an adjacent dam. In addition, the site contains utility easements to accommodate a Public Utility Structure. These easements will limit the number of dwelling units that can be constructed on the site to eight or nine lots.

Purpose of the PD Zone	Purpose of the R-1 Zone
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 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 purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the

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.

surrounding residential area. Allowable uses are shown in Table 4-2-1.

Public

Hearing Information

Topic: EPC Hearing, May 20, 2021

Time: 08:30 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 77

99 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

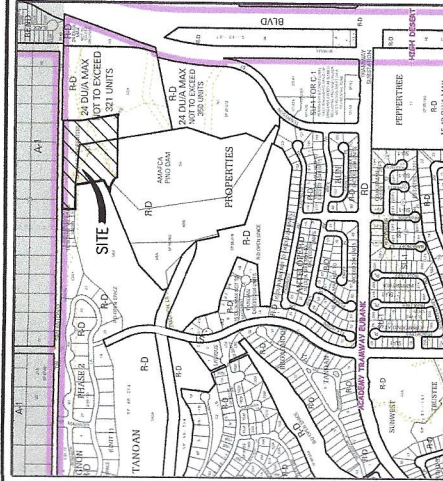
Find your local number: <https://cabq.zoom.us/j/2269592859>

NOTE: 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 meeting/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: We have attached useful links for you to use for further information regarding the zone amendment application, the zone map amendment process and pertinent regulations. We have also attached a full-size Zone Atlas page and a copy of the subdivision plat for your reference.

Integrated Development Ordinance (IDO)

[IDO-2019-Effective-2020-11-02.pdf \(cabq.gov\)](#)



FROM ZONE ATLAS PAGE E-22-2
N.T.S.

SUBDIVISION DATA

1. DRB NO. _____
2. ZONE ATLAS MAP NO. E-22: ZONING: R-D.
3. GROSS SUBDIVISION ACREAGE: 6.655 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: EIGHT (8) LOTS/TRACTS.
5. DATE OF SURVEY: OCTOBER 2019
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE EXISTING TRACT (TRACT N-7-A-1) AS DESCRIBED IN THAT CERTAIN PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 02, 2012 UNDER DOCUMENT NUMBER 2012078341 INTO FOUR NEW TRACTS.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF TANOAN PROPERTIES (TRACT N-7-A-1) AS DESCRIBED IN THAT CERTAIN PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 02, 2012, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. SOLAR NOTE - PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON PROVISIONS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.
5. GRID TO GROUND SCALE FACTOR USED IS 0.9999627580 AS PUBLISHED BY ACS MONUMENT "5-022".
6. DATA IN PARENTHESIS IS RECORD OBTAINED FROM PLAT OF TANOAN PROPERTIES, RECORDED AUGUST 02, 2012, IN BOOK 2012C, PAGE 87.

DESCRIPTION

TRACT N-7-A-1, OF THE BULK LAND PLAT OF TANOAN PROPERTIES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 02, 2012 IN PLAT BOOK 2012C, PAGE 87.

THIS TRACT CONTAINS 6.655 ACRES (289,798 SQ. FT.) MORE OR LESS.

SKETCH PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 & TRACT A

TANOAN PROPERTIES
WITHIN THE ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2021

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF TRACTS N-7-A-1A THRU N-7-A-1D, TANOAN PROPERTIES, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

WILLIAM E. GALBRETH, LAND DEVELOPMENT CO. LLC,

BY:

WILLIAM E. GALBRETH, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME

PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION _____

EXPIRES: _____

NOTARY PUBLIC _____

NEW EASEMENTS:

1. A.M.A.F.C.A. DRAINAGE EASEMENT GRANTED BY THIS PLAT.

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

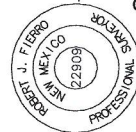
PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY

TREASURER'S OFFICE _____

DATE



ROBERT J. FIERRO, N.M.P.S. No. 22909

Date

SURVEYOR'S CERTIFICATION
I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPROVALS:

A.B.C.W.U.A.

DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO

DATE

NEW MEXICO GAS COMPANY

DATE

QWEST CORPORATION D/B/A/ CENTURYLINK QC

DATE

COMCAST

DATE

CITY SURVEYOR

DATE

A.M.A.F.C.A.

DATE

BERNALILLO COUNTY APPROVALS:

BERNALILLO COUNTY PUBLIC WORKS DIVISION

DATE

BERNALILLO COUNTY NATURAL RESOURCES SERVICES

DATE

BERNALILLO COUNTY ZONING DEPARTMENT

DATE

BERNALILLO COUNTY FIRE MARSHALL

DATE

BERNALILLO COUNTY DEVELOPMENT

DATE

REVIEW AUTHORITY, CHAIR

M.R.G.C.D.

DATE



Fierro & Company

ENGINEERING | SURVEYING

6300 MONTANO ROAD, NW, SUITE C

ALBUQUERQUE, NM 87120

PH 505.352.8930

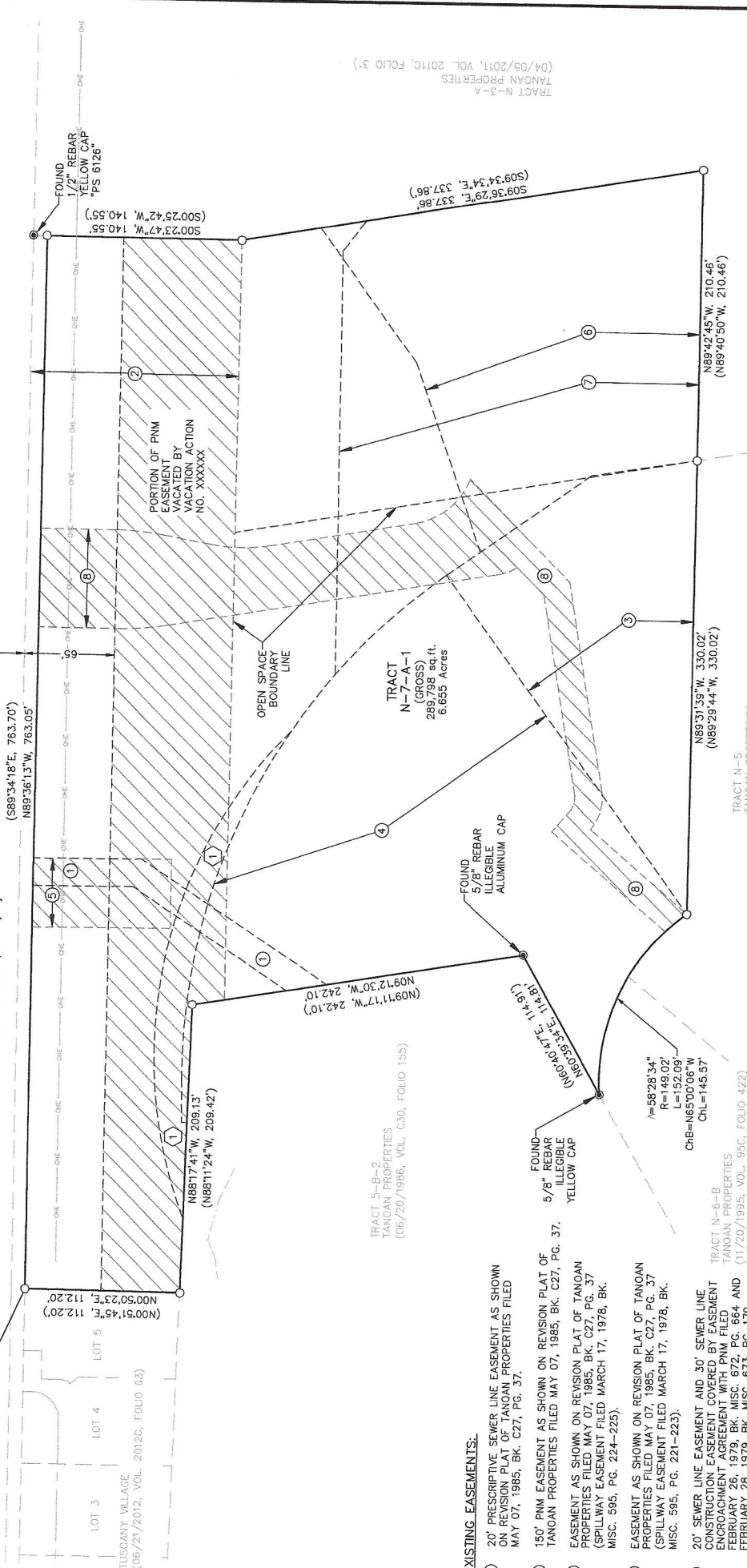
www.fierrocompany.com

SKETCH PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 & TRACT A TANOAN PROPERTIES WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH 2021

ACS MONUMENT "S-022"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN SURVEY RECORD
 Y=1514036.991 U.S. SURVEY FEET
 X=1563566.296 U.S. SURVEY FEET
 DELTA ALPHA= -006°52' 92"
 GROUND TO GRID FACTOR= 0.999627580
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5917.306 U.S. SURVEY FEET

65' REMAINING PORTION OF PNM EASEMENT
 FILED, AUGUST 10, 1986
 MISC. BK. 359, PAGE 272-282
 DOC. NO. 3174

SAN ANTONIO DRIVE N.E. (40' R/W)

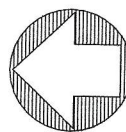


EXISTING EASEMENTS:

- 20' PRESRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- 150' PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BK. MISC. 595, PG. 224-225).
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- PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.W.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITY OF TRACT N-7-A FILED APRIL 05, 2011, BK. 2011C, PG. 31.

PROPERTY CORNERS

- = FOUND CENTERLINE MONUMENT AS NOTED
- ▲ = FOUND ACS MONUMENT AS NOTED
- = SET 1/2" REBAR WITH PS 22909 CAP



SCALE: 1" = 50'



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SKETCH PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 & TRACT A

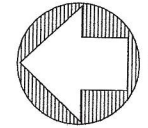
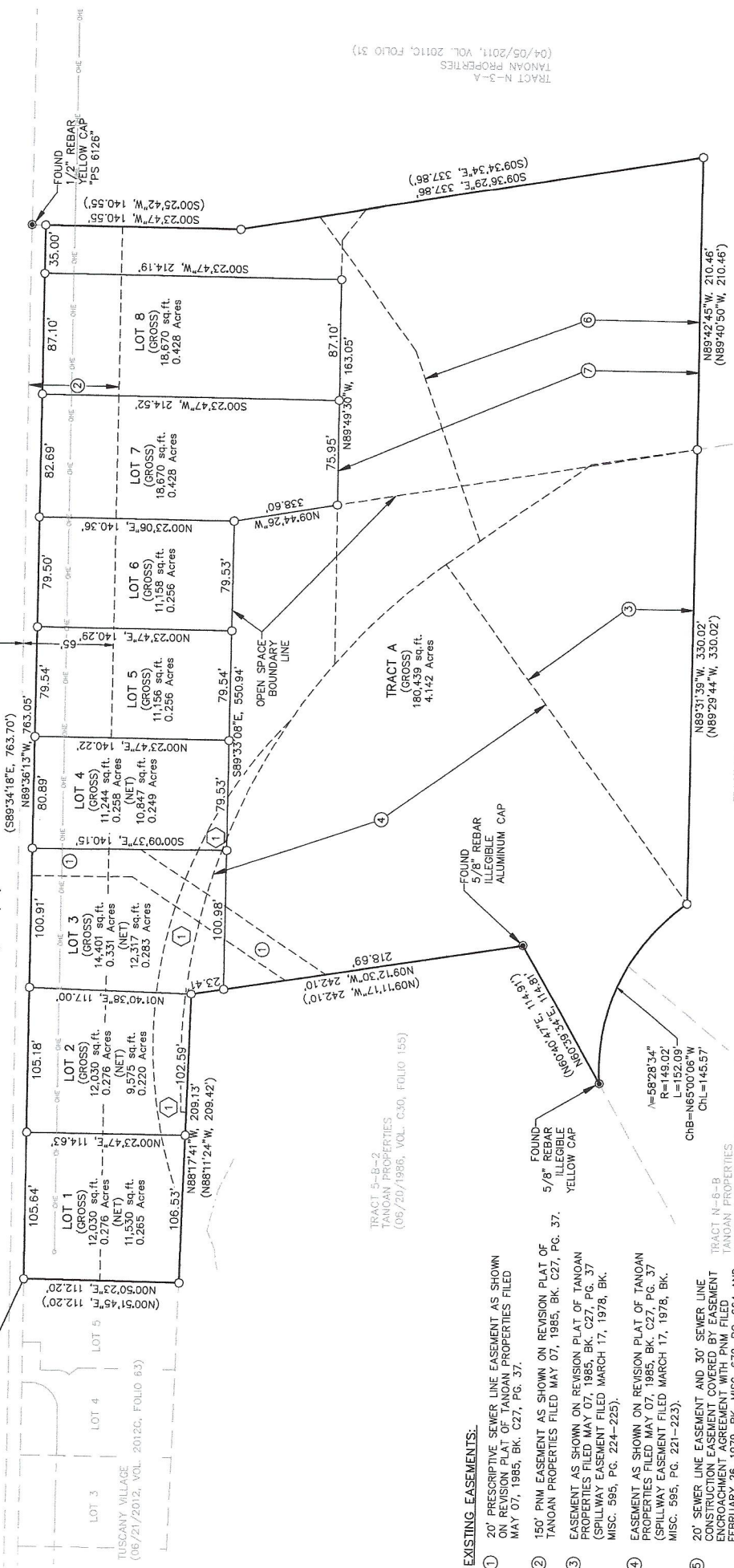
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2021

65' REMAINING PORTION OF PNM EASEMENT
FILED 10/19/86
MISC. BK. 559, DOC. NO. 3174

SAN ANTONIO DRIVE N.E. (40' R/W)

ACS MONUMENT "5-D22"
PUBLISHED PLANE COORDINATES (CENTRAL ZONE)
NAD 83
X=1514036.991 U.S. SURVEY FEET
Y=1563566.286 U.S. SURVEY FEET
DELTA ALPHA= -0.085292°
GROUND TO GRID FACTOR= 0.999627580
PUBLISHED DATA IN NAVD 1988
ELEVATION= 5917.306 U.S. SURVEY FEET

N85°43'45"W, 1395.67'



- PROPERTY CORNERS
- = FOUND CENTERLINE MONUMENT AS NOTED
 - ▲ = FOUND ACS MONUMENT AS NOTED
 - = SET 1/2" REBAR WITH PS 22909 CAP

- EXISTING EASEMENTS:
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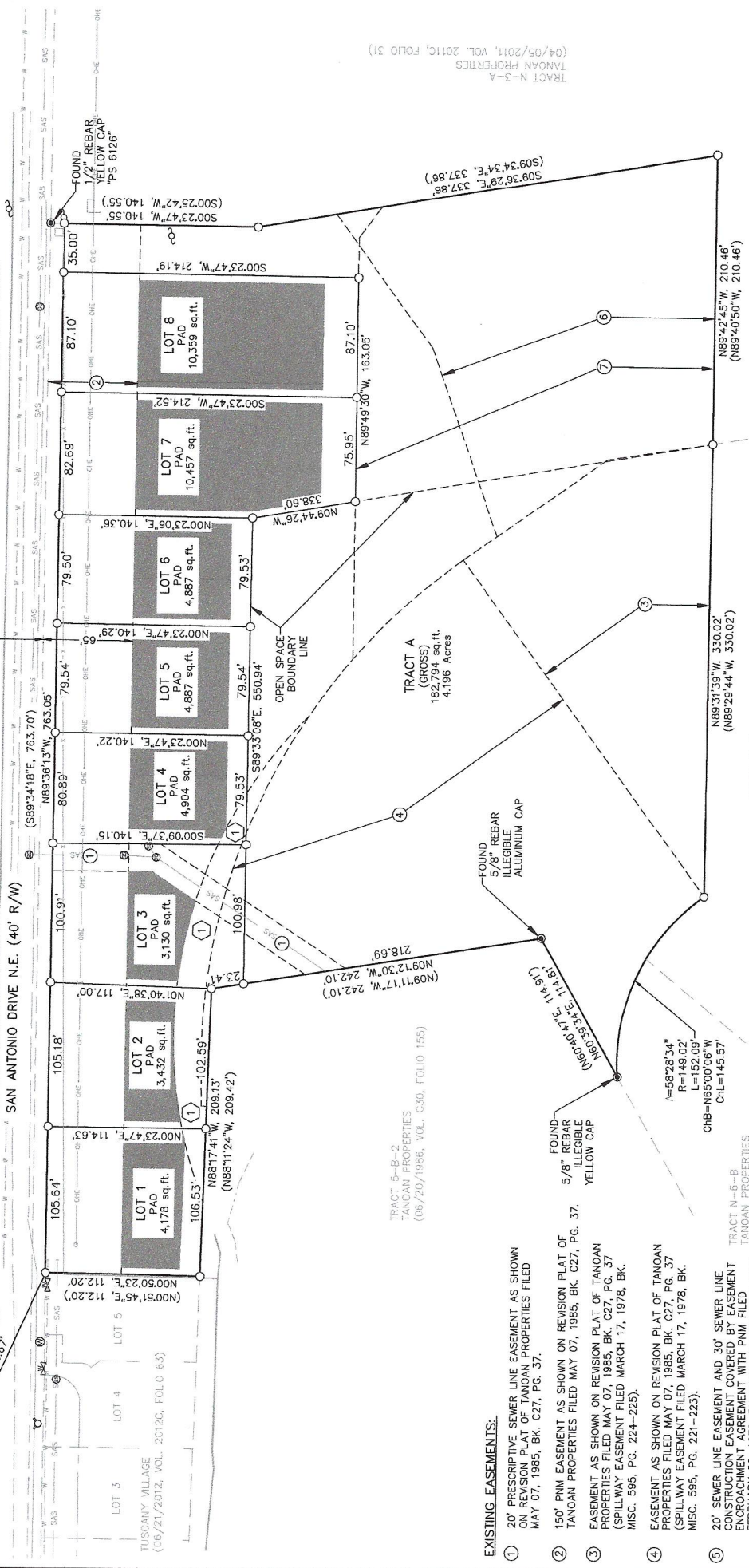
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

ACS MONUMENT "S-222"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
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 Y=1563566.296 U.S. SURVEY FEET
 DATA SOURCE: 01083292
 DEED REFERENCE: 0899627580
 PUBLISHED DATA IN NAD 1983
 ELEVATION= 5917.306 U.S. SURVEY FEET

SKETCH PLAT OF
 LOTS 1, 2, 3, 4, 5, 6, 7, 8
 & TRACT A
 TANOAN PROPERTIES
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2021

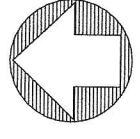
65' REMAINING PORTION OF PNM EASEMENT
 FILED: AUGUST 10, 1956
 MISC. BK. 359, PAGE 272-282
 DOC. NO. 3174

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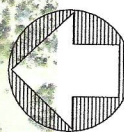
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SKETCH PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 & TRACT A

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2021

65' REMAINING PORTION OF PNM EASEMENT
FILED AUGUST 10, 1986
MISC. BK. 359, PAGE 272-282
DOC. NO. 3174

ACS MONUMENT "5-D22"
RIS STATE PLANE COORDINATES (CENTRAL ZONE)
NAD 83
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Y=1563586.296 U.S. SURVEY FEET
DELTA ALPHA= -0°08'52.92"
GROUND TO GRID FACTOR= 0.998627580
PUBLISHED DATA IN NAVD 1988
ELEVATION= 5917.306 U.S. SURVEY FEET



0 50' 100'
SCALE: 1" = 50'

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ALBUQUERQUE, NM 87120
PH. 505.352.8930
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San Antonio DR NE & Lowell Dr NE

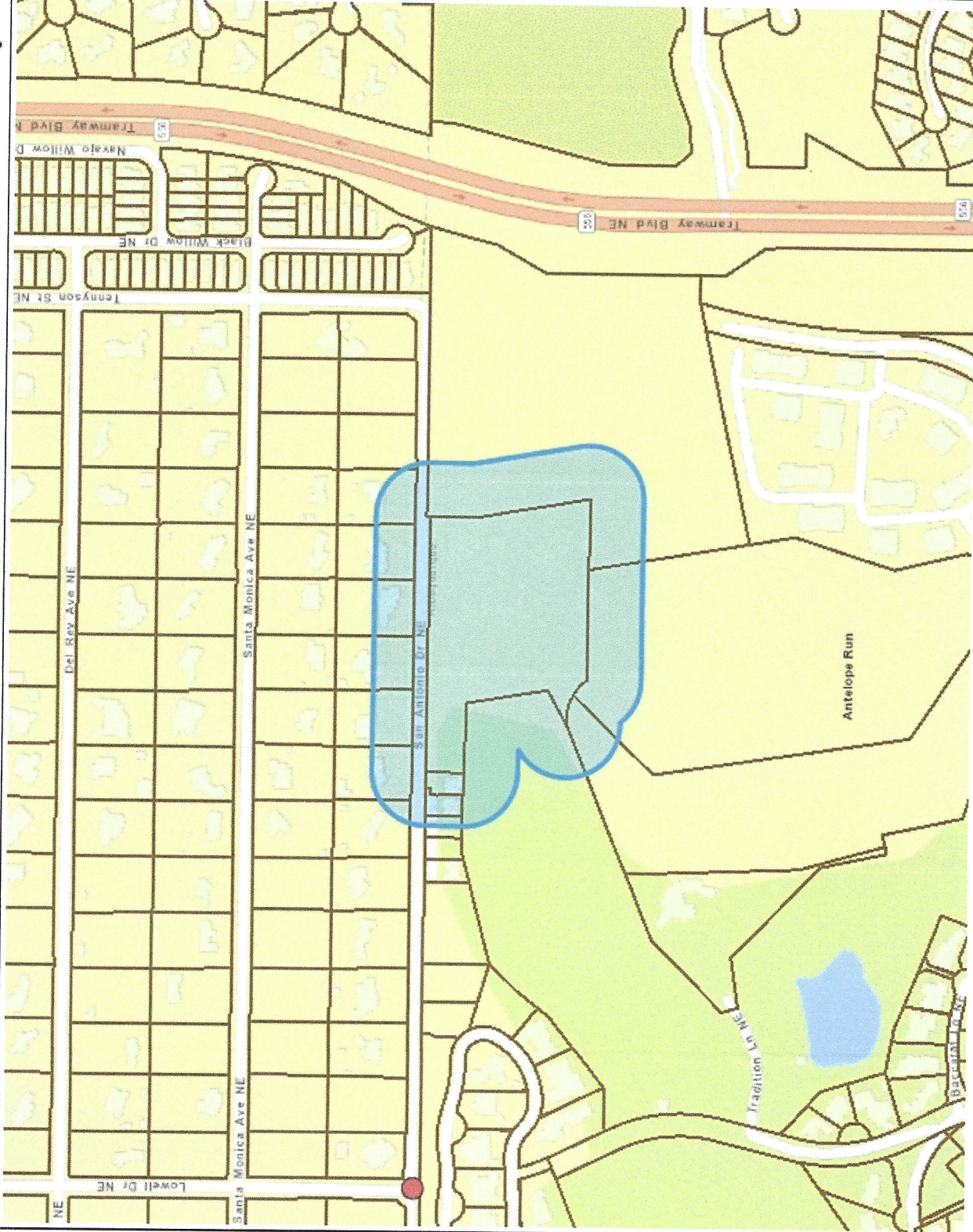


Legend

- ☐ Bernalillo County Parcels

Notes

Buffer: 160 Ft.
ROW: San Antonio: 60 Ft.



870 0 435 870 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/5/2021 © City of Albuquerque

1: 5,217

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

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HONGJUAN
PO BOX 14091
ALBUQUERQUE NM 87191-4091

DAVID PRICE ETAL C/O AMERICAN
GOLF CORP
909 N PACIFIC COAST HWY SUITE 650
EL SEGUNDO CA 90245-2732

PROTESTANT EPISCOPAL CHURCH
7171 TENNYSON NE
ALBUQUERQUE NM 87122

DIAZ FREDIE
12301 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1700

OTERO STEPHEN L & BARBARA C
12305 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1700

MOLLOY MARTIN & ILEEN
12109 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1098

KNOWLSON RICHARD F & DANELLE
12209 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1087

MAZOTTI ANTHONY M & ALEXIS L
12201 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122-1087

GALBRETH WILLIAM S
4830 JUAN TABO BLVD NE SUITE H
ALBUQUERQUE NM 87111

GALBRETH BROC
5010 OSO GRANDE CT NE
ALBUQUERQUE NM 87111-2268

WILLIAM E GALBRETH LAND
DEVELOPMENT CO LLC
4830 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111-2690

AMERICUS LLC
8500 WASHINGTON ST NE SUITE A-5
ALBUQUERQUE NM 87113-1861

AMERIWEST CORPORATION C/O
TANOAN COMMUNITIES EAST
PO BOX 67590
ALBUQUERQUE NM 87193-7590

B & A DEVELOPMENT CORP
PO BOX 3671
ALBUQUERQUE NM 87190-3671

WILLIAM E GALBRETH LAND
DEVELOPMENT CO LLC
4830 JUAN TABO BLVD NE SUITE H
ALBUQUERQUE NM 87111



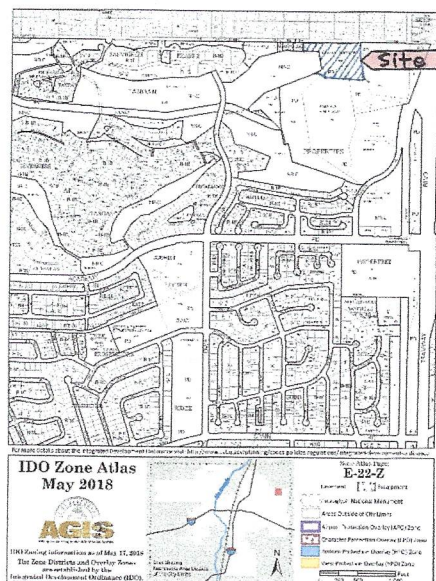
March 30, 2021

PUBLIC NOTICE OF HEARING

Dear Property Owner:

JAG Planning & Zoning, LLC, on behalf of William E. Galbreth Land Development Co., will be submitting an application to the City of Albuquerque Planning Department for the Environmental Planning Commission (EPC) to consider the following request:

Zone Map Amendment from City of Albuquerque Planned Development (PD) to R-1 (D) Single-Family Dwelling for the area identified within Zone Atlas Page E-22.



Request

The property is located at 12300 San Antonio Dr, and is legally described as Lot N7A1, Tanoan Properties, containing approximately 6.6369 Acres and is zoned Planned Development (PD) as described in the Integrated Development Ordinance (IDO). The purpose of this request is to change the zoning of the property to allow for development of the site with single-family dwelling units on large lots. The surrounding city single-family residential development is currently zoned R-1(D) and the applicant is requesting a zone category that will allow the site to

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(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM

be consistent with the adjacent city zoning. The site contains large areas dedicated for drainage easements with a spillway to allow water runoff onto an adjacent dam. In addition, the site contains utility easements to accommodate a Public Utility Structure. These easements will limit the number of dwelling units that that can be constructed on the site to eight or nine lots.

Purpose of the PD Zone	Purpose of the R-1 Zone
<p>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 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 on a case-by-case basis but may not include any use that is not included in Table 4-2-1.</p>	<p>The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.</p>

Public Hearing Information

Topic: EPC Hearing, May 20, 2021

Time: 08:30 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/abeuj1Ao7>

NOTE: 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 meeting/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

We have attached useful links for you to use for further information regarding the zone amendment application, the zone map amendment process and pertinent regulations. We have also attached a full-size Zone Atlas page for your reference. **We can also provide a copy of the latest subdivision plat that is being proposed by the applicant, at your request.**

Useful Links

Integrated Development Ordinance (IDO)

[IDO-2019-Effective-2020-11-02.pdf \(cabq.gov\)](#)

IDO Interactive Map

[IDO Interactive Map \(arcgis.com\)](#)

City of Albuquerque Planning Department

[Planning — City of Albuquerque \(cabq.gov\)](#)

Agenda/Meeting Materials

[EPC Agendas, Reports & Minutes — City of Albuquerque \(cabq.gov\)](#)

EPC Rules and information regarding Submitting Written Comments

[EPC Rules-2021.pdf \(cabq.gov\)](#)

To find out more about the application, please contact City Staff at devhelp@cabq.gov or call the Planning Department at (505) 924-3860. Also, please don't hesitate to contact me at (505) 362-8903 or at jag@jagpandz.com if you have questions regarding this application.

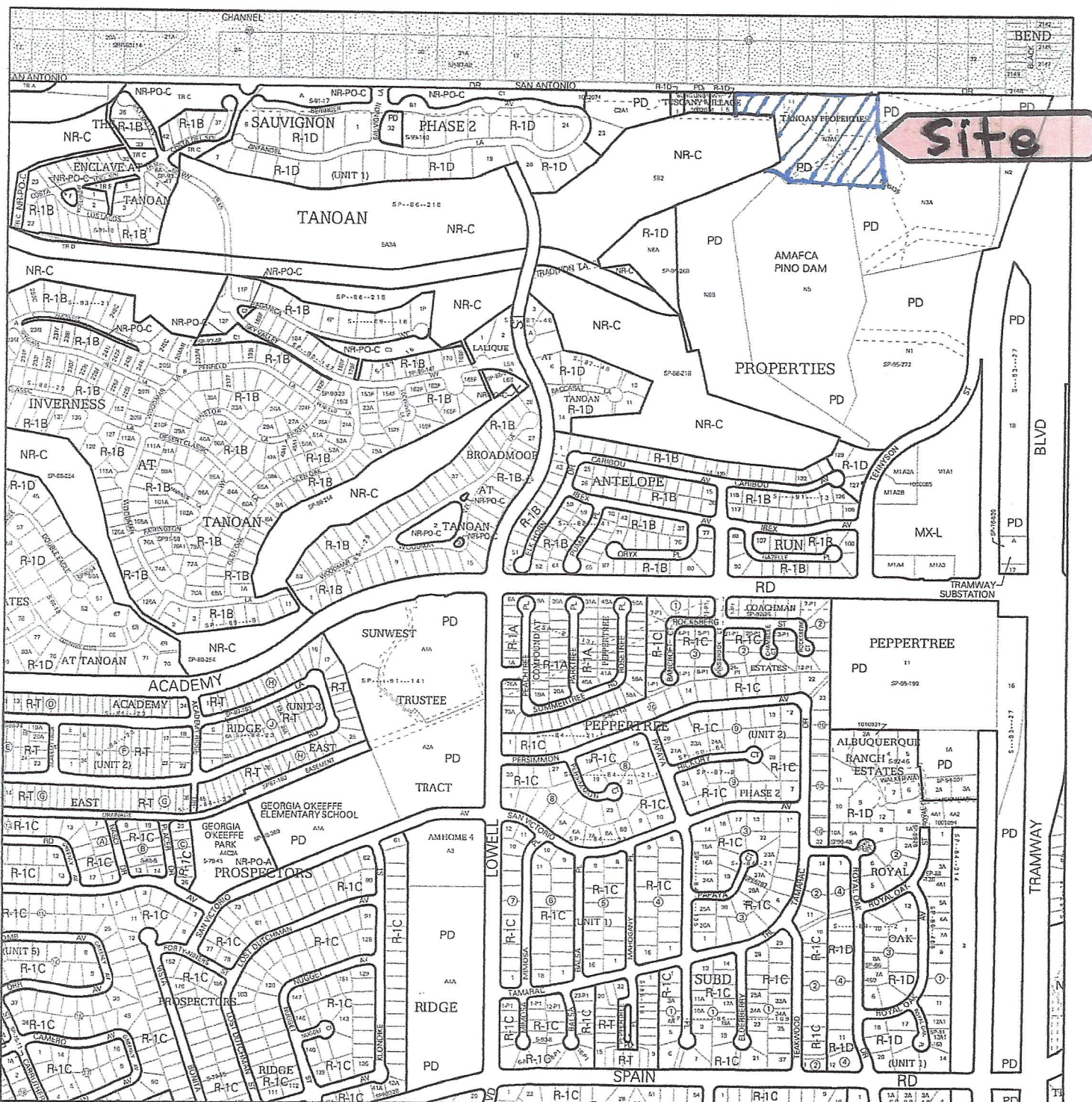
Sincerely,



Juanita Garcia
Principal

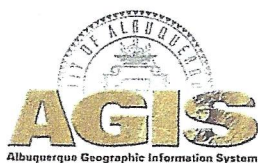
Attachment:

Zone Atlas Map E-22

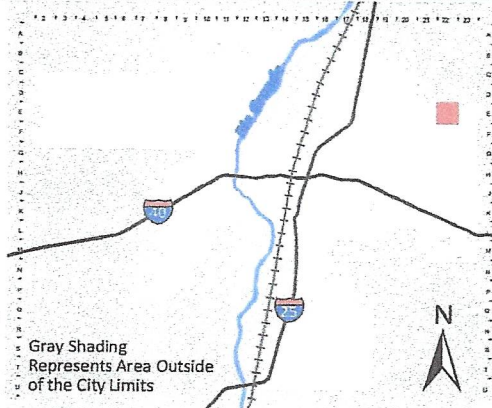


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
E-22-Z

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

0 250 500 1,000 Feet

JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194



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ALBUQUERQUE NM 87191-4091

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Albuquerque, NM 87194



DIAZ FREDIE
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ALBUQUERQUE NM 87122-1700

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GALBRETH BROCK
5010 OSO GRANDE CT NE
ALBUQUERQUE NM 87111-2268

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ALBUQUERQUE NM 87193-7590

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DAVID PRICE ETAL C/O AMERICAN GOLF
CORP
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EL SEGUNDO CA 90245-2732

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DEVELOPMENT CO LLC
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ALBUQUERQUE NM 87111-2690

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DEVELOPMENT CO LLC
4830 JUAN TABO BLVD NE SUITE H
ALBUQUERQUE NM 87111

PRE-APPLICATION MEETING

San Antonio Property Zone Change Neighborhood Association Pre-Application Meeting Summary Notes

Friday February 26, 2021 at 4:30 pm

Participants:

Applicant

Dr. William Galbreth

Juanita & Andrew Garcia – JAG Planning & Zoning, LLC (JAG)

Scott Clark – Double Eagle

Neighborhood Association Representatives

Don Coachman – District 8 Coalition of Neighborhood Associations

Alex Robinson – Antelope Run Neighborhood Association

Dan Regan – District 4 Coalition of Neighborhood Associations

Carol Ambabo – North Albuquerque Acres Community Association

All participants met virtually on Friday February 26, 2021 at 4:30 pm to discuss the proposed Zone Map Amendment from Planned Development (PD) to Single-Family Residential, Large Lot, R-1D for Tract N-7-A-1, Tanoan Properties, containing approximately 6.8328 acres, located south of San Antonio Dr NE between Lowell Drive NE and Tennyson Street NE. The address of the site, as shown on AGIS is 12300 San Antonio DR NE, east of 12116 San Antonio and across the street between the addresses of 12201 and 12401 San Antonio DR NE. A zone atlas map from the City of Albuquerque AGIS map was provided for the participants to identify the exact location.

The meeting began with a question of the agent as to whether the meeting would serve as the pre application neighborhood meeting that would satisfy the applicant's requirement to have a meeting if one is requested. The agent indicated that it would be, whereas, the neighborhood representatives did not believe that sufficient information was provided by the agent to satisfy that requirement. It was conveyed that the purpose for the meeting was to provide more information regarding the request and that more information would be forthcoming in regards to the specifics of the EPC hearing date, including links to the meeting, staff reports and the agenda. It was also conveyed that the agent and applicant would be willing to meet again if additional meetings would be requested by the Neighborhood Association representatives.

The meeting continued with an introduction of the applicant, Dr. William Galbreth, and agents Juanita and Andrew Garcia (JAG) to the neighborhood representatives. JAG provided a presentation of the application. The explanation began with identifying who JAG Planning & Zoning, LLC is in relation to the applicant. The agent gave a brief explanation of the proposed zone map amendment request that would allow the site's zone category to be changed from PD to R-1D. It was conveyed to the representatives that the intent was to match the existing city

zoning of the properties located west of the subject site, which are also zoned R-1D but were zoned RD prior to the adoption of the Integrated Development Ordinance (IDO). The agent explained to the representatives that if granted approval, a subdivision application would be necessary to subdivide the property into smaller lots, with the intent of meeting lot size and lot width requirements. It was explained that most of the southern portion of the site is dedicated as easements for drainage purposes and that the northern portion of the site has a large (65') PNM easement along San Antonio that will require the single-family dwelling units to be setback from the street. The agent also explained that the site will need to adhere to a set of restrictive covenants that will require dwelling units to be two-story in height and will need to be finished with high quality materials similar to the homes located west of the site. The applicant expects the homes to sell for over a million dollars, potentially increasing the property values for the area. It was also conveyed that a high-quality retaining wall along the back portion of the residential properties to separate the dwelling units and the drainage easements will need to be constructed to protect the area from a 100-year flood.

The following items were discussed during the virtual meeting:

1. Is the applicant aware that apartments will be built to the east of the site?

The applicant did acknowledge that apartments will be built to the east of his property and indicated that he did not prefer to have apartments built there but understands that the zone category does allow for the construction of the apartments.

2. Has the applicant worked with AMAFCA regarding the proposed project?

The applicant indicated that there have been approximately five meetings with AMAFCA to discuss the project. The applicant also indicated that he is aware that he needs to work with AMAFCA to ensure that AMAFCA has the vehicular access easement they need to reach their easements and dam.

3. The open space is currently open to the public for recreational use. Will the applicant maintain a pedestrian connection to the open space? Several Representatives indicated they want the area to be accessible to the public and acknowledged that there are signs not allowing motorized vehicles.

The applicant did acknowledge that the applicant's property is currently being used by surrounding residents as open space for recreational purposes, at the discouragement of the applicant. The applicant indicated that fencing has been installed in the area to prevent people from using the property, since it is private property but is continually removed by others for the purpose of gaining access. The applicant explained that it has been a difficult task with keeping people out of the area and have found evidence of kids having parties and lighting fires in the area, near the dam. The applicant has had assistance from the Police Department to have kids removed from the area and receives phone calls from the adjacent neighbors who complain about parties that occur on the property. The applicant indicated that he is constantly picking up trash that is left behind. The applicant indicated that allowing the public to have access onto his property for the purposes of gaining access to the drainage areas could be a liability on him since he is the property owner. It was also conveyed that what is being identified as

"open space" is not considered as "Public Open Space" on the city's maps. The property lives within the neighborhood and has an interest in making the area look nice.

4. What will the development look like?

The development will be similar to the development immediately west of the subject property. The applicant will need to submit for a subdivision application and is expected to have approximately 8 to 9 new lots, which will have access from San Antonio. The area south of the proposed lots will remain open because of the drainage easements and dam located on the southern portion of the property and south of the property.

5. Will there be any improvements made to the drainage areas, behind the proposed lots that abut San Antonio?

The area behind the lots will be managed and controlled by AMAFCA. AMAFCA has indicated that improvements to the spillway may be improved, which could occur in 3 years or 20 years. The applicant is not sure when AMAFCA is expected to make improvements to the drainage areas. The applicant cannot make improvements to the southern portion of the property until there are improvements made to the spillway area. Scott Clark of Double Eagle indicated that the property was under contract about six months ago to make improvements to the spillway and have 23 homes developed on the site. Mr. Clark indicated that having 9 homes in the area would be a better option than having 23 homes constructed on this site.

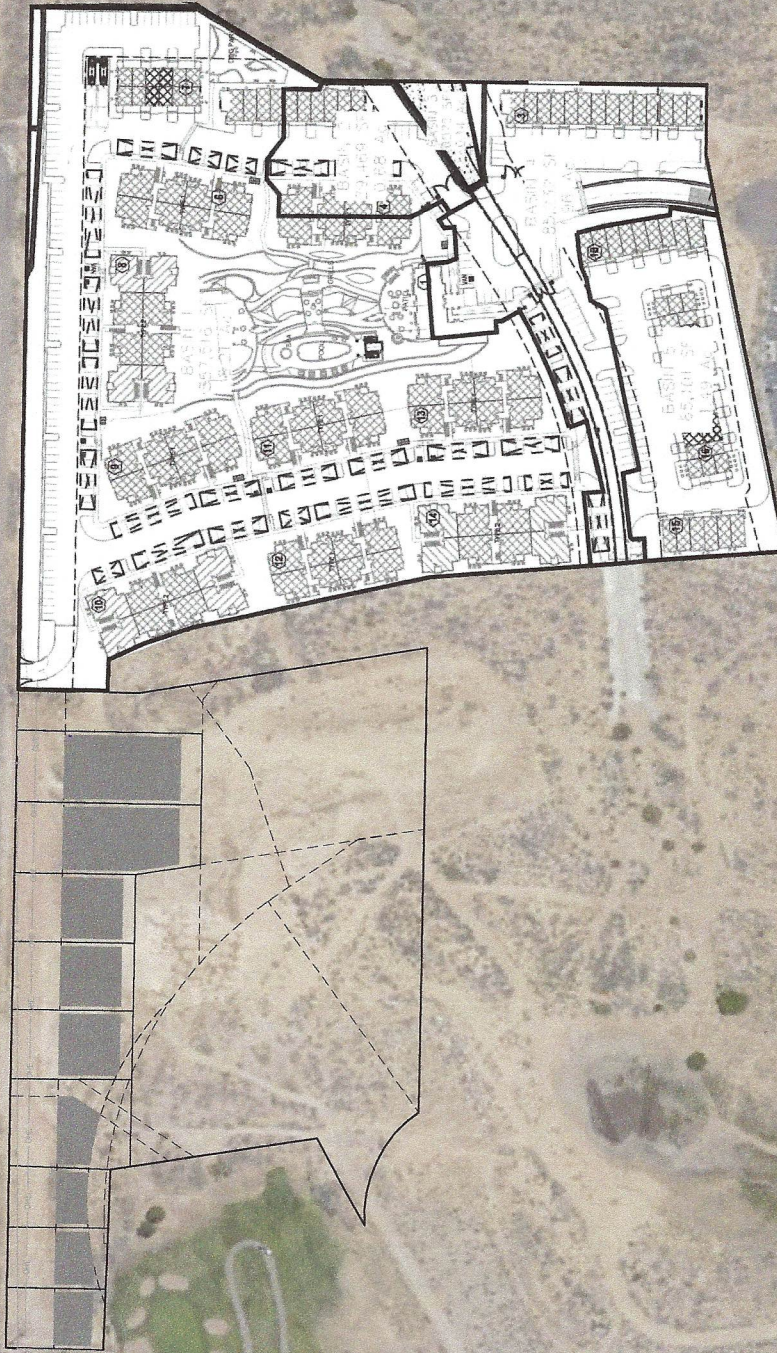
6. Will there be any drainage provisions for the property?

As part of the subdivision application, the applicant will need to provide a grading and drainage plan to accommodate the drainage from within the site, from the street and from areas outside of the site leading to the spillway. AMAFCA has indicated that a "Scour Wall" will be constructed along the south end of the proposed lots between the new lots and the drainage easements to prevent any flooding from the drainage area within the site onto the neighboring properties. The "Scour Wall" will be similar in design to the existing wall that exists adjacent to the proposed development and next to the adjacent golf course.

The applicant showed the approved grading and drainage plan for the apartment complex located to the east of the applicant's site, which showed a possible subdivision layout for the subject site. The applicant indicated that over 600,000 dollars were spent to remove four large PNM poles and had all the power lines combined onto one pole. It was conveyed to the representatives that the proposed lot layout that was shown is not the final version, since the plan shown does not reflect lots that meet all the lot size requirements of 10,000 square feet and 70' in width. It was conveyed to the representative that the applicant intends on subdividing the property in a manner that is consistent with the IDO. The neighborhood representatives indicated they would rather see a lower number of dwelling units than a development with more dwelling units. One representative indicated there could be support of the request, if the development would be similar to what had been presented. The applicant indicated that there will be other opportunities to oppose the request, if there is a need. It was also indicated that the applicant would be more than willing to meet again and more information will be forthcoming regarding the project and the EPC hearing regarding the zone map amendment.

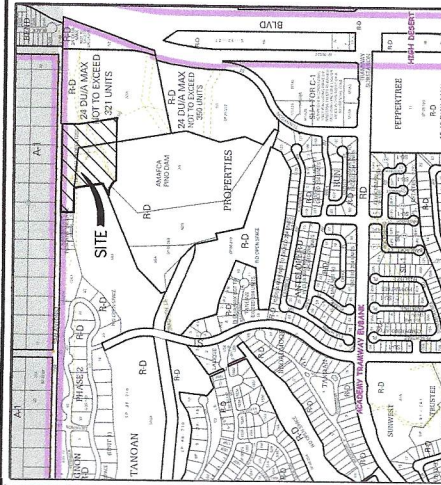
EXHIBIT SHOWN AT THE PRE-
APPLICATION MEETING,
SUMMARY NOTES AND
PROPOSED PLAT PROVIDED TO
NEIGHBORHOOD
ASSOCIATIONS PER
DISCUSSIONS AT THE PRE-
APPLICATION MEETING

EXHIBIT
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9
 & TRACT A
 TANOAN PROPERTIES



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FROM ZONE ATLAS PAGE E-22-2
N.T.S.

SUBDIVISION DATA

1. DRB NO. _____
2. ZONE ATLAS MAP NO. E-22: ZONING: R-O.
3. GROSS SUBDIVISION ACREAGE: 6.655 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) LOTS/TRACTS.
5. DATE OF SURVEY: OCTOBER 2019
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE EXISTING TRACT (TRACT N-7-A-1) AS DESCRIBED IN THAT CERTAIN PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 02, 2012, UNDER DOCUMENT NUMBER 2012078341 INTO FOUR NEW TRACTS.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF TANAN PROPERTIES RECORDED IN DOCUMENT NO. 2012078341, OF THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE RECORDED ON AUGUST 02, 2012, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. SOLAR NOTE - PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING OR RESTRICTING THE INSTALLATION OF BUILDINGS OR ERECTIONS ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.
5. GRID TO GROUND SCALE FACTOR USED IS 0.999627580 AS PUBLISHED BY ACS MONUMENT "S-022".
6. DATA IN PARENTHESIS IS RECORD OBTAINED FROM PLAT OF TANAN PROPERTIES, RECORDED AUGUST 02, 2012, IN BOOK 2012C, PAGE 87.

DESCRIPTION

TRACT N-7-A-1, OF THE BULK LAND PLAT OF TANAN PROPERTIES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 02, 2012 IN PLAT BOOK 2012C, PAGE 87.

THIS TRACT CONTAINS 6.655 ACRES (289,798 SQ. FT.) MORE OR LESS.

SKETCH PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & TRACT A

TANAN PROPERTIES

WITHIN THE ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF TRACTS N-7-A-1A THRU N-7-A-1D, TANAN PROPERTIES, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

WILLIAM E. GALBRETH, LAND DEVELOPMENT CO. LLC,

BY: _____

WILLIAM E. GALBRETH, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2021, BEFORE ME

PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION _____

EXPIRES: _____

NOTARY PUBLIC _____

NEW EASEMENTS:

1. A.M.A.F.C.A. DRAINAGE EASEMENT GRANTED BY THIS PLAT.

TREASURER'S OFFICE CERTIFICATION

PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY

TREASURER'S OFFICE _____

DATE _____

APPROVALS:

A.B.C.W.U.A. _____

DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO _____

DATE _____

NEW MEXICO GAS COMPANY _____

DATE _____

QWEST CORPORATION D/B/A/ CENTURYLINK QC _____

DATE _____

COMCAST _____

DATE _____

CITY SURVEYOR _____

DATE _____

A.M.A.F.C.A. _____

DATE _____

BERNALILLO COUNTY APPROVALS: _____

BERNALILLO COUNTY PUBLIC WORKS DIVISION _____

DATE _____

BERNALILLO COUNTY NATURAL RESOURCES SERVICES _____

DATE _____

BERNALILLO COUNTY ZONING DEPARTMENT _____

DATE _____

BERNALILLO COUNTY FIRE MARSHALL _____

DATE _____

BERNALILLO COUNTY DEVELOPMENT _____

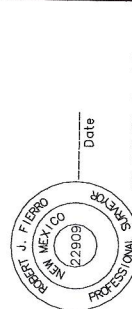
DATE _____

REVIEW AUTHORITY, CHAIR _____

M.R.G.C.D. _____

DATE _____

SURVEYOR'S CERTIFICATION
I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS; THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE BUREAU OF LAND MANAGEMENT, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ROBERT J. FIERRO, N.M.P.S. No. 22909

Date _____



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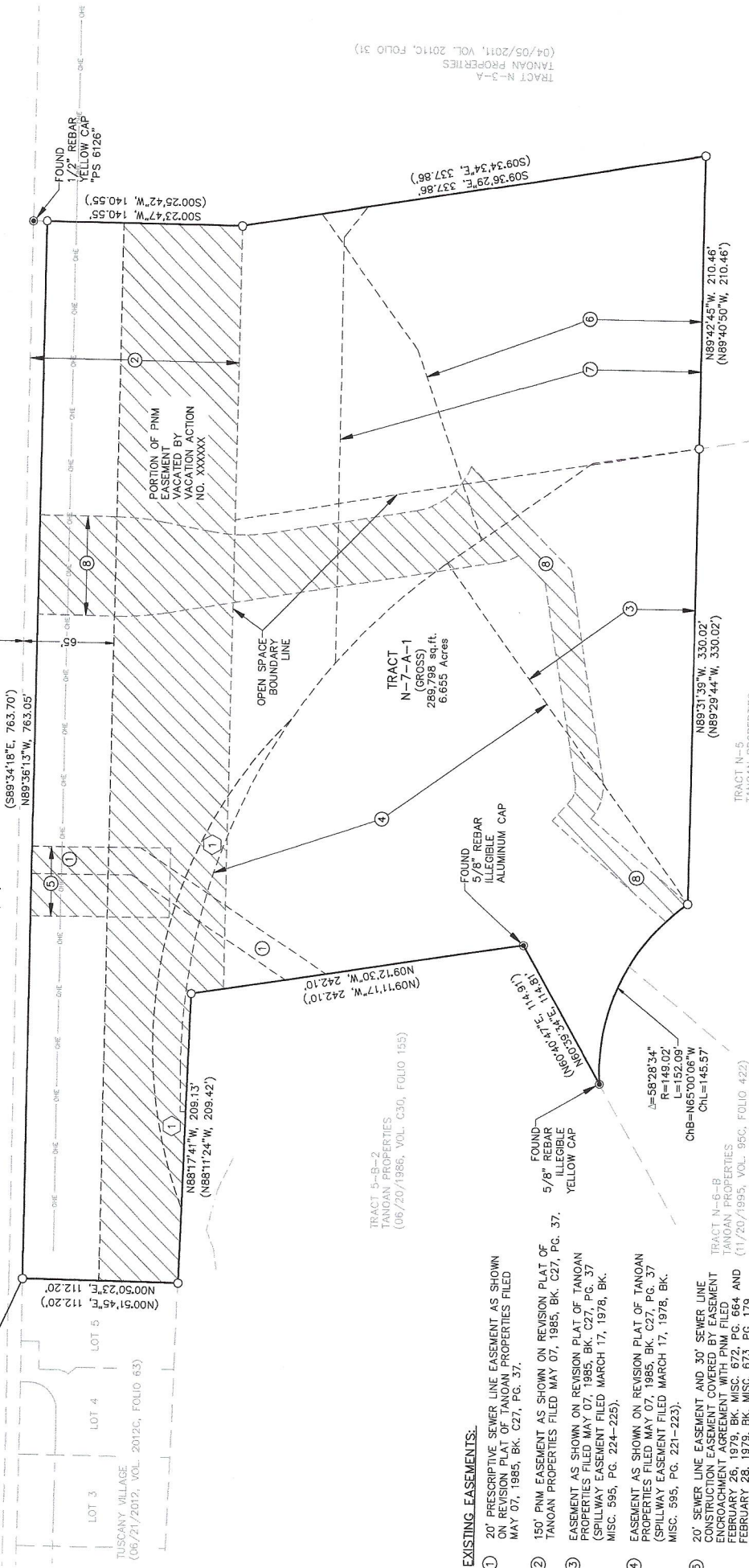
ACS MONUMENT "5-D22"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
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 X=1563586.296 U.S. SURVEY FEET
 DELTA ALPHA= -0°08'52.92"
 GROUND TO GRID FACTOR= 0.999627580
 PUBLISHED DATA IN NAD 1988
 ELEVATION= 5917.308 U.S. SURVEY FEET

SKETCH PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & TRACT A TANOAN PROPERTIES

PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021

65' REMAINING PORTION OF PNM EASEMENT
 FILED, AUGUST 10, 1985
 MISC. BK. 358, PAGE 272-282
 DOC. NO. 3174

SAN ANTONIO DRIVE N.E. (40' R/W)



TRACT 5-B-2
 TANOAN PROPERTIES
 (06/20/1986, VOL. C30, FOLIO 155)

TRACT N-6-B
 TANOAN PROPERTIES
 (11/20/1995, VOL. 95C, FOLIO 422)

TRACT N-5
 TANOAN PROPERTIES
 (05/07/1985, VOL. C27, FOLIO 37)

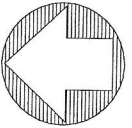
TRACT N-7-A-1
 (GROSS)
 285,798 sq.ft.
 6.655 Acres

EXISTING EASEMENTS:

- 20' PREScriptive SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- 150' PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
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- PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITY OF TRACT N-7-A FILED APRIL 05, 2011, BK. 2011C, PG. 31.

PROPERTY CORNERS

- = FOUND CENTERLINE MONUMENT AS NOTED
- ▲ = FOUND ACS MONUMENT AS NOTED
- = SET 1/2" REBAR WITH PS 22309 CAP



SCALE: 1" = 50'



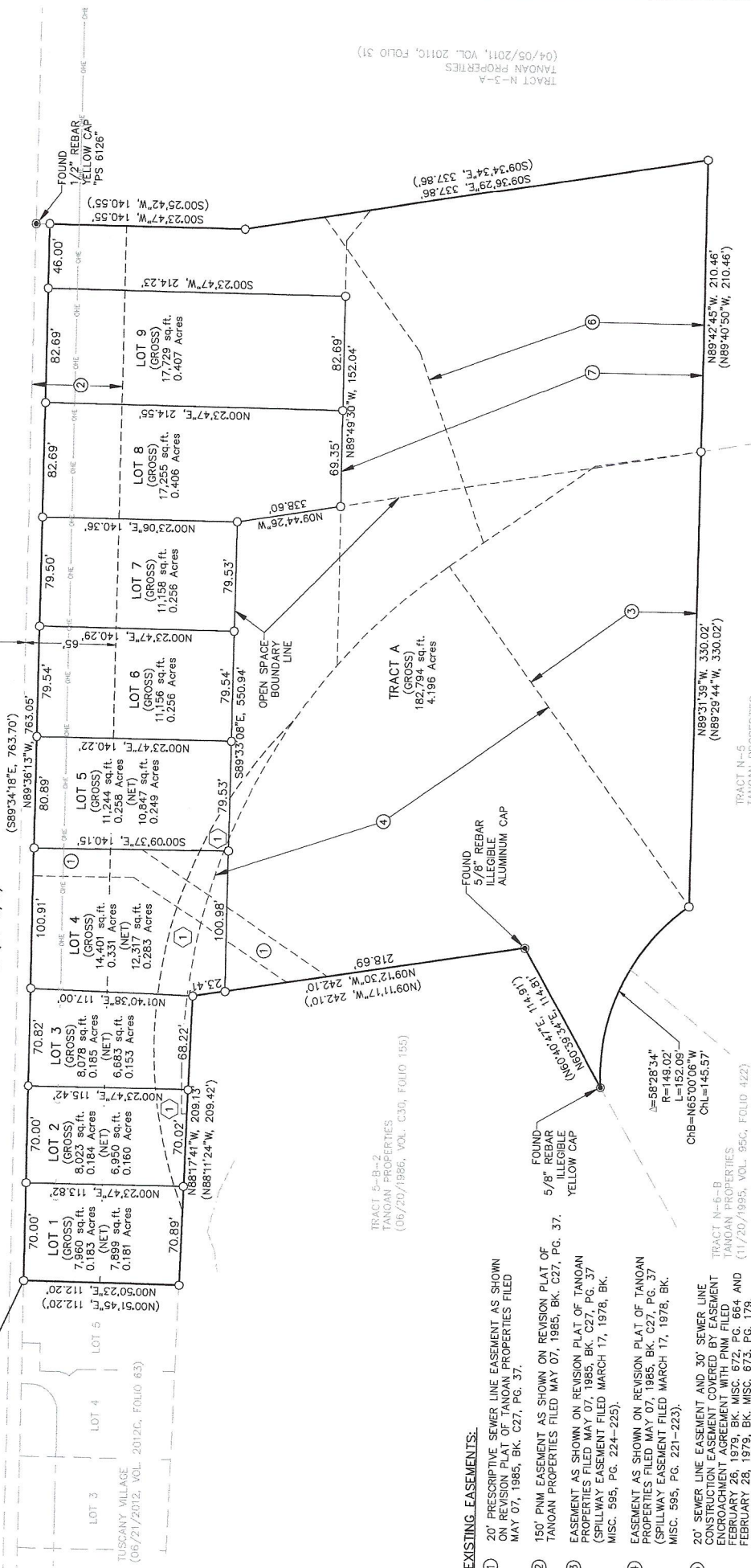
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SKETCH PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & TRACT A TANOAN PROPERTIES WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2021

65' REMAINING PORTION OF PNM EASEMENT
 FILED: AUGUST 10, 1985
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SAN ANTONIO DRIVE N.E. (40' R/W)

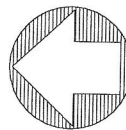


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- = SET 1/2" REBAR WITH PS 22909 CAP



SCALE: 1" = 50'



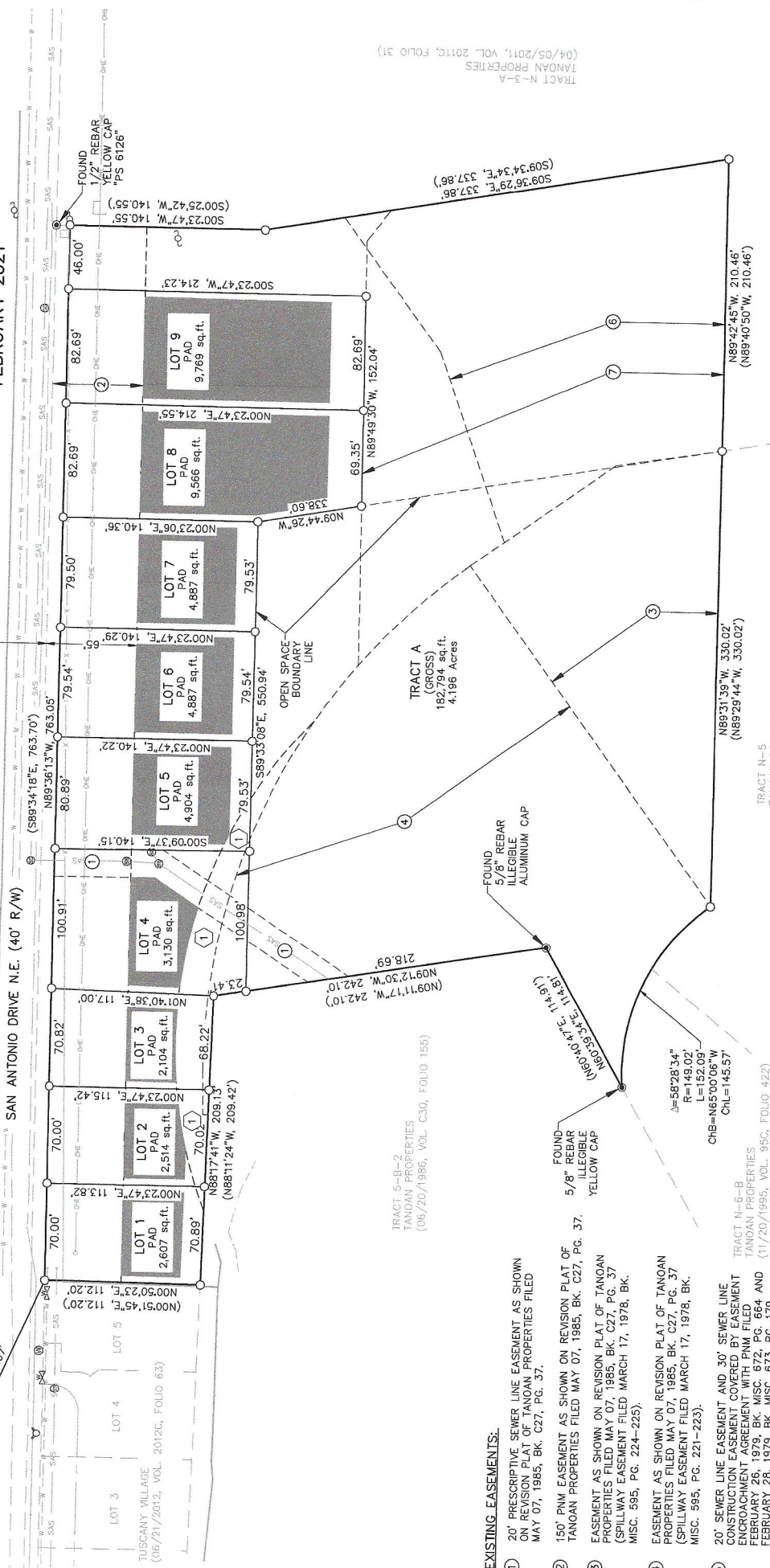
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SKETCH PLAT OF
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9
 & TRACT A
 TANOAN PROPERTIES
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
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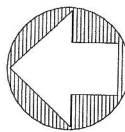
65' REMAINING PORTION OF PNM EASEMENT
 FILED: AUGUST 10, 1986
 PAGE 272-282
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N65°43'45"W, 1395.67'



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0 50' 100'
 SCALE: 1" = 50'

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SKETCH PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & TRACT A

TANAO PROPERTIES

WITHIN THE ELENA GALLEGOS GRANT

PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021

65' REMAINING PORTION OF PNM EASEMENT
 FILED: AUGUST 10, 1986
 MISC. BK. 359, PAGE 272-282
 DOC. NO. 3174

N65°43'45"W, 1395.64'

SAN ANTONIO DRIVE N.E. (40' R/W)

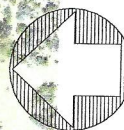


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- INTERM. DRAINAGE EASEMENT AS SHOWN ON REVISION PLAT OF TANAO PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- FLOOD WATER PONDING EASEMENT AS SHOWN ON REVISION PLAT OF TANAO PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (DOCUMENT FILED JUNE 29, 1984, BK. MISC. 1304, PG. 529-532).
- PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITY OF TRACT N-7-A FILED APRIL 05, 2011, BK. 2011C, PG. 31.

PROPERTY CORNERS

- = FOUND CENTERLINE MONUMENT AS NOTED
- ▲ = FOUND ACS MONUMENT AS NOTED
- = SET 1/2" REBAR WITH PS 22909 CAP



0 50' 100'
 SCALE: 1" = 50'



Fierro & Company
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 6300 MONTANO ROAD, NW, SUITE C
 ALBUQUERQUE, NM 87120
 PH 505.352.8930
 www.fierrocompany.com

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



PART I - PROCESS

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

Application Type: Zone Map Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II - DETAILS OF REQUEST

Address of property listed in application: 12300 San Antonio DR NE

Name of property owner: William E. Galbreth, Land Development, CO, LLC

Name of applicant: William E. Galbreth - JAG Planning + Zoning

Date, time, and place of public meeting or hearing, if applicable: May 20, 2021; 8:30 AM;
600 2nd ST NW - Plaza del Sol Suite 300

Address, phone number, or website for additional information:

P.O. Box 1857, Albuquerque, NM 87194 - (505) 362-8903

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Juanita Garcia (Applicant signature) *April 1, 2021* (Date)

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

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

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

Date of Request*: February 16, 2021

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)*: District 8 Coalition of Neighborhood Associations

Name of NA Representative*: Mary Ann Dix + Donald Cushman

Email Address* or Mailing Address* of NA Representative¹: dix.mary.ann@gmail.com
dnc@zta.net.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.²

Email address to respond yes or no: jag@jagpandz.com

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

Meeting Date / Time / Location:

February 26, 2021 4:30 pm via Zoom

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

1. Subject Property Address* 12300 San Antonio DR NE
Location Description San Antonio between Lowell + Tennyson
2. Property Owner* William E. Galbreth Land Development CO. LLC
3. Agent/Applicant* [if applicable] JAG Planning + Zoning, LLC
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
 - ☐ Subdivision _____ (Minor or Major)

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 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☒ Zoning Map Amendment
☐ Other: _____

Summary of project/request³*:

Request to change property's zone from PD
to R-1 (D)

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 found⁴*:
(505) 302-8903 or (505) 303-5613

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

1. Zone Atlas Page(s)⁵ E-22
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:
N/A
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

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 for discussion of concerns and opportunities.

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.]

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 Map⁶:

- a. Area of Property [typically in acres] 6.6
- b. IDO Zone District PD
- c. Overlay Zone(s) [if applicable] None
- d. Center or Corridor Area [if applicable] None

2. Current Land Use(s) [vacant, if none] Vacant lot

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North ABC Acres Community Association [Other Neighborhood Associations, if any]

Carol Ambabo + Doug Cloud

Antelope Run N/A

Alex Robinson + Dean Willingham

District 4 Coalition of Neighborhood Associations

Mildred Griffie + Daniel Regan

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