



Environmental Planning Commission

Staff Report

Agenda Number: 1
Project #: PR-2022-006830
Case #: RZ-2022-00016
Hearing Date: May 19, 2022

Agent	ABQ Land Use Consulting LLC
Applicant	Elizabeth Hoover
Request	Zoning Map Amendment – EPC
Legal Description	all or a portion of Lot 21, Block 10, East Central Business Addition and the West 25 feet of lot 20
Location	11121 Acoma Rd SE, between Dorothy St. SE and Elizabeth St SE
Size	Approximately 0.27 acres
Existing Zoning	MX-H
Proposed Zoning	R-MC

Staff Recommendation

APPROVAL of RZ-2022-00016, based on the Findings beginning on p.21.

STAFF PLANNERS
Megan Jones, Planner
Leroy Duarte, Planner

Summary of Analysis

The request is for a Zoning Map Amendment from MX-H to R-MC for an approximately 0.27-acre site.

The subject site currently contains a non-conforming use. The request would allow the use to become conforming and remain consistent with the uses, zoning, and character of the surrounding community and the R-MC zoning nearby.

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

The subject site is in an Area of Consistency and within 660' of the Central Ave. Premium and Major Transit Corridor. It is not in an Activity Center.

The applicant notified the East Gateway Coalition of Neighborhood Associations and property owners as required. There is no known opposition.

Staff recommends approval.



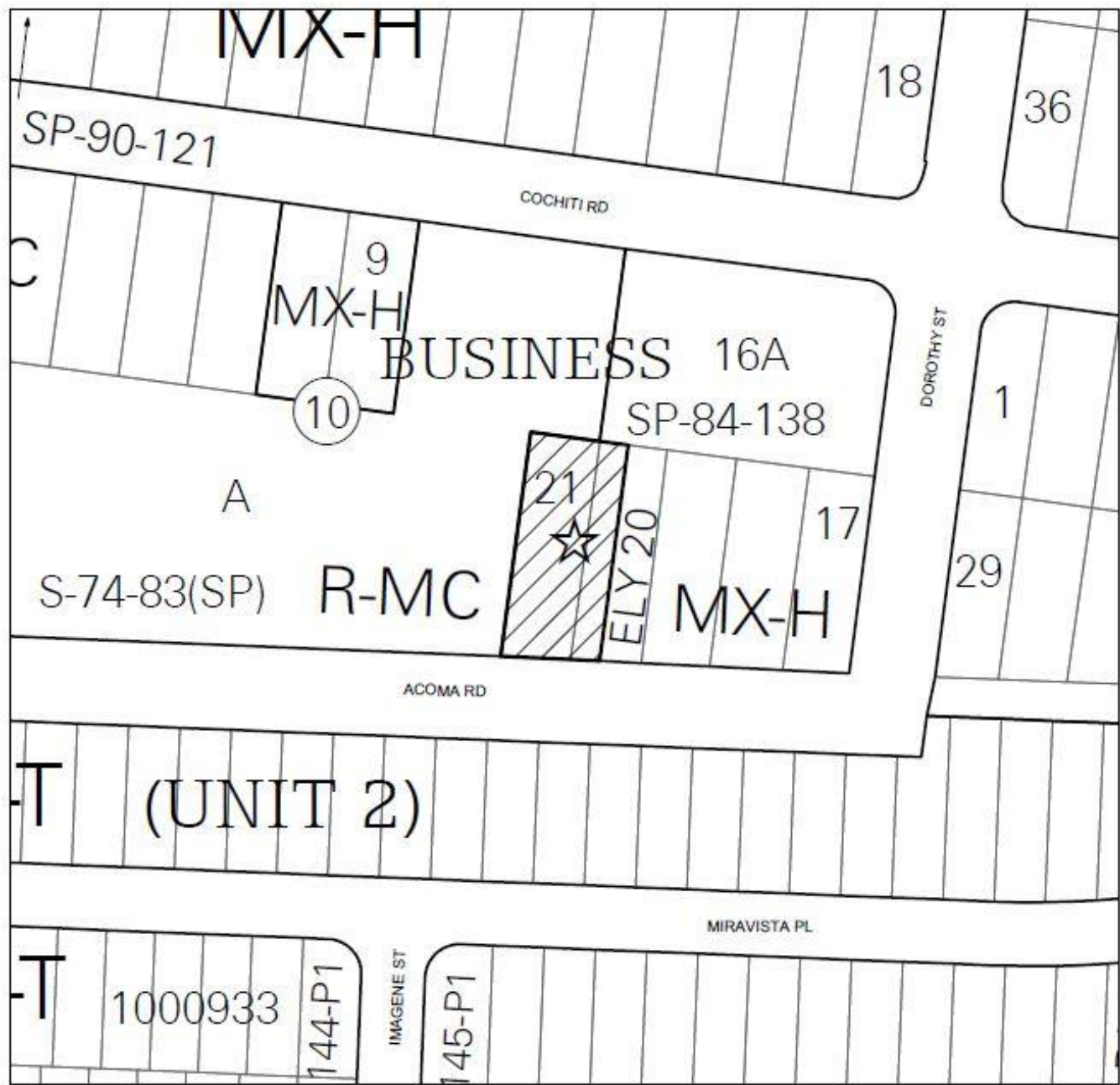
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Attachments

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





IDO ZONING MAP

Note: Gray shading
Indicates County.



1 inch = 100 feet

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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



1 inch = 100 feet

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HISTORY MAP

Note: Gray shading
Indicates County.



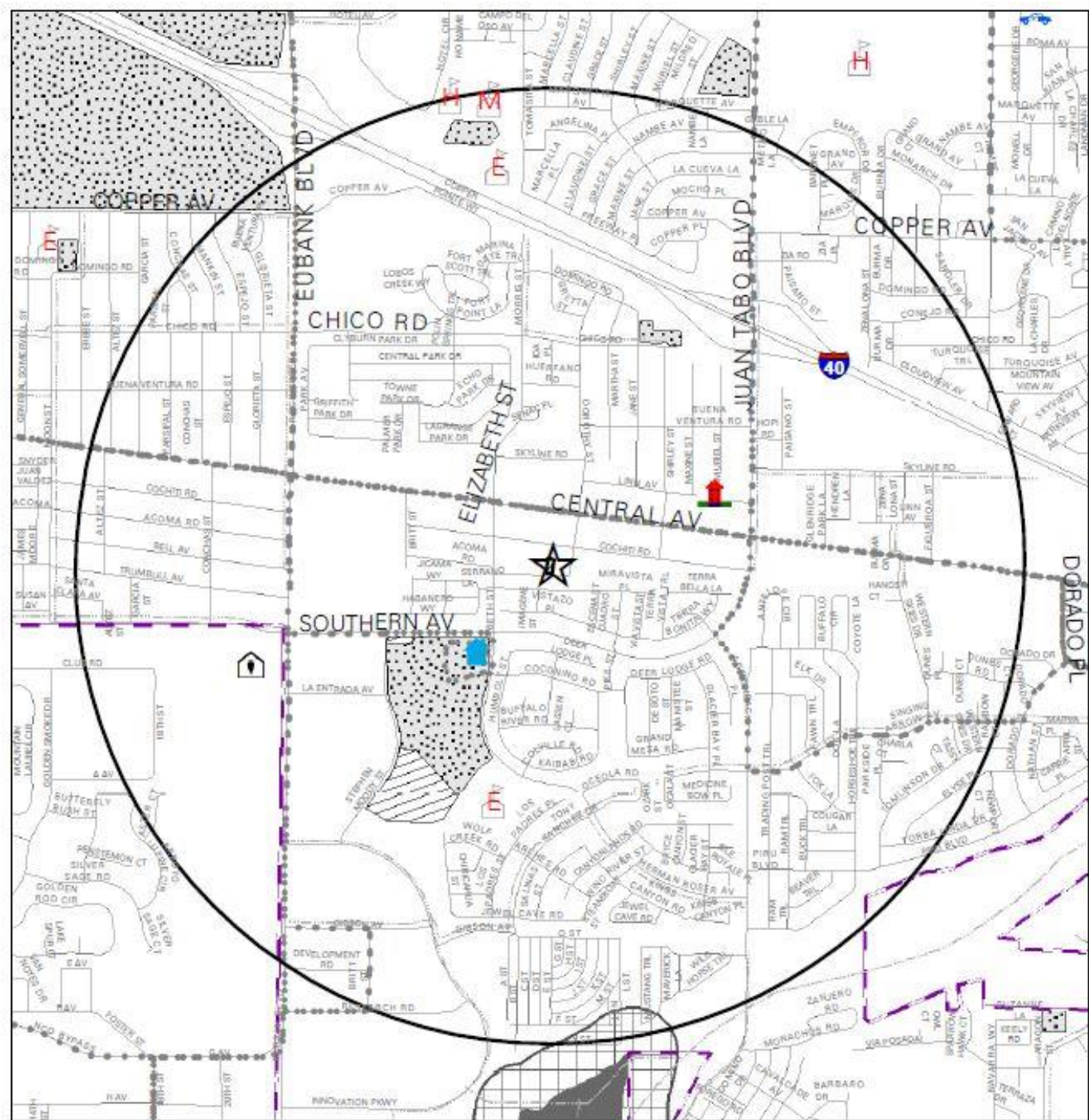
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Public Facilities Map with One-Mile Buffer

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

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-H	Area of Consistency	Low-density residential (Mobile Homes)
<i>North</i>	MX-H & R-MC	Area of Consistency	Low-density Residential (Manufactured Homes)
	MX-H	Area of Change	Office
<i>South</i>	R-T	Area of Consistency	Low-density Residential (single family)
<i>East</i>	MX-H	Area of Consistency & Change	Commercial Retail
<i>West</i>	R-MC	Area of Consistency	Low-density residential (Manufactured Homes)

Request

The request is for a Zoning Map Amendment for an approximately 0.27-acre site legally described as all or a portion of Lot 21, Block 10, East Central Business Addition and the West 25 feet of lot 20, Located at 11121 Acoma Rd SE, between Dorothy St. SE and Elizabeth St. SE (“the subject site”). The subject site is currently zoned MX-H (Mixed-Use - High Intensity).

The applicant requests a Zoning Map Amendment from MX-H to R-MC (Residential – Manufactured Home Community). The subject site is currently developed with manufactured homes, which were conforming prior to the adoption of the IDO in 2018. The subject site was changed to MX-H zoning at that time, which made the existing use non-conforming. This request would allow the use to become conforming and remain consistent with the uses, zoning, and character of the surrounding community and the R-MC zoning within the surrounding community.

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 is surrounded by low density residential uses, including a manufactured home community directly adjacent to the north and west and across Dorothy St. SE to the east. Adjacent to the subject site to the north and east are commercial retail business. South of the subject site is a low-density single-family residential home community.

Within 660’ north of the subject site is Central Ave NE, a Premium Transit Corridor and Major Transit Corridor. The corridor is surrounded by a variety of high intensity commercial uses.

History

The subject site was developed with manufactured homes since before the adoption of the IDO in 2018. The subject site was zoned SU-2 for C-3 uses with the adoption of the East Gateway Sector Development Plan in 2011, which is no longer in effect. AGIS has an aerial record from 1959 of the developed manufactured home community adjacent to the subject site. There is no record of when a manufactured home was placed on the subject site. The site was zoned C-3 prior to 2011.

With the establishment of zoning in 1959, residential uses remained non-conforming on many newly zoned tracts throughout the city. Although there is no record of when the subject site was developed with Manufactured Homes, the Mobile Home Court adjacent to the subject site applied for a fence permit on April 20, 1987 (ZA-87-197).

Roadway System

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

The LRRS map classifies Acoma Rd. SE, Dorothy Rd. SE, and Cochiti Rd. SE as local streets.

Comprehensive Plan Designations

The subject site is located in an Area of Consistency and within 660' of the Central Ave. NE – a Premium Transit Corridor and Major Transit Corridor as designated by the Comprehensive Plan. The subject site is not within a designated Activity Center.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the East Gateway CPA by the Comprehensive Plan. The East Gateway CPA is an entry or gateway into Albuquerque through Tijeras Canyon, with dramatic views to the west. It is one of the first impressions of Albuquerque by people traveling into the city through the airport and has a grid pattern of principal and minor arterial streets.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Currently, Acoma Rd. SE does not contain any trails or bicycle lanes. However, there is an existing Bike Lane along Elizabeth St. SE, which Acoma Rd. SE intersects with to the west of the subject site.

Transit

Currently no transit routes run along Acoma Rd. SE. However, the subject site is within 660' of the Central Ave. NE Major and Premium Transit Corridor. Central Ave. Bus rapid Transit runs for 14.7 miles east and west from Tramway Blvd. to Unser Blvd.

Bus Route 66 runs along Central Ave. Monday -Sunday at a peak frequency of 15 minutes. The Green Line Rapid Ride runs along Central Ave. Monday – Friday day at a peak frequency of 15 minutes, Saturday at a frequency of 20 minutes and Sunday at a frequency of 33 minutes. There are parallel Bus Stops (Bust Stop Route 66) at the intersection of Dorothy St. SE and Central Ave. NE as well as at the intersection of Elizabeth St. SE and Central Ave. SE for east and west bound travelers.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Manufactured Home

A structure transportable in one or more sections that is built on a permanent chassis, is designed for use with or without a permanent foundation when connected to the required utilities, and meets the construction safety standards of the federal Manufactured Housing Act of 1974. Similar structures that do not meet the construction safety standards of that Act are referred to as mobile homes and are not allowed to be installed in the city. See also Dwelling Definitions for Dwelling, Mobile Home and Dwelling, Single-family Detached.

Mixed-use Zone District

Any zone district categorized as Mixed-use in Part 14-16-2 of this IDO.

Nonconforming Use

A use of a structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began.

Nonconformity

A structure, use, lot, sign, or site feature that does not conform to applicable zoning but that did conform to applicable zoning in effect at the time it was built or developed.

Residential Zone District: Any zone district categorized as Residential in Part 14-16-2 of this IDO. For the purposes of any Use-specific Standard in Section 14-16-4-3, this includes any lot zoned Planned Development (PD) with a Site Plan approved prior to the adoption of this IDO that allows one or more residential uses and that is developed on lots with residential development that make up at least 50 percent of the site plan area.

Zoning

The subject site is currently zoned MX-H (Mixed-Use – High Intensity), IDO 14-16-2-4(D) which was assigned upon adoption of the IDO. The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations.

The request is to change the subject site's zoning to R-MC (Residential – Manufactured Home Community) IDO 14-16-2-3(C). The purpose of the R-MC zone district is to accommodate manufactured home communities and to require those communities to incorporate high-quality planning and design. Allowable uses in the R-MC zone district are shown in Table 4-2-1 in the IDO.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

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

Chapter 4: Community Identity

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

The request would protect and preserve the surrounding community, by eliminating high-intensity development and matching adjacent zoning R-MC. Creating identical zoning would enhance the community by allowing up to three homes per lot, match existing density, and would also preserve existing uses allowed by the proposed zone. The request furthers Goal. 4.1 Character.

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

The request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location by downzoning from MX-H to R-MC. Based on the site's surrounding context, zones abutting primarily consist of low-density and manufactured homes. MX-H permissive uses would no longer apply to the subject site and would ensure the scale and identity of the area remain consistent. The request furthers Policy 4.1.2 Identity and Design.

Chapter 5: Land Use

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

The subject site is located in an area central to the Four Hills Village, International Market, and Sate Fair Activity Centers that are all connected by the Central Avenue Major Transit Corridor. The request generally furthers Goal 5.1 Centers and Corridors.

Sub-policy (b) 5.1.10 Major Transit Corridors: Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The request would minimize negative impacts on nearby neighborhoods by providing a transition between the abutting single-family residential areas to the south, west and north of the subject site. Potential negative impacts include Adult Retail, Bar and Nightclub, which are permissive uses allowed by MX-H. The request to R-MC would eliminate these uses. The request furthers Sub-policy(b) 5.1.10 – Major Transit Corridors.

Sub-policy(h) 5.2.1 – Land Uses: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would encourage infill development that adds complementary uses that are compatible in form and scale to the immediately surrounding development by eliminating MX-H uses. The request would facilitate R-MC development with permissive uses that would complement the surrounding development of low intensity residential and manufactured homes. Currently two manufactured homes are on the subject site. If the request is approved, the applicant plans on placing one more manufactured home on the subject site. The request furthers Policy 5.2.1- Land Uses.

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

The request would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good by removing the subject sites currently non-conforming status. The request would allow the addition of one more manufactured home on the subject site, making the use of land more efficient and complementary to the existing development patterns. The land use of the subject site would be consistent with the R-MC zoning to the north and west of the site and use existing infrastructure. The request would also minimize any potential infrastructure upgrades that MX-H development could incur on the site based on the permissive uses allowed by the current zone. The request furthers Goal 5.3. –Efficient Development Patterns.

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

The request would support additional growth in areas with existing infrastructure by complementing the uses surrounding the site primarily to the north and west. Existing infrastructure would be able to accommodate uses allowed by the requested zone, whereas high intensity mixed use developments would need to upgrade existing infrastructure in order to accommodate potential developments allowed by the current zone. The request furthers Goal 5.3.1- City 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.

The subject site is located in an Area of Consistency. The proposed zone change reinforces the character and intensity of the surrounding area. The subject site is surrounded by low intensity residential and R-MC zoning, keeping the character and intensity of the area the same. The request is consistent with Goal 5.6-City Development Areas.

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

The request would protect and enhance the character of existing single-family neighborhoods by matching the current residential manufactured home zoning to the north and west of the site. The subject site is located within 660 ft of a Major Transit Corridor, but is not along the corridor or in an activity center. The request generally furthers Policy 5.6.3 Areas of Consistency.

Sub-policy(b) 5.6.4 Appropriate Transitions: Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The request would minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic by removing the high intensity uses currently allowed such as bars and nightclubs, that could have negative effects on the abutting residential development with respect to lighting, noise and traffic. The request furthers Sub-policy(b) 5.6.4 Areas of Change.

Goal 5.7 Implementation Process: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The request would be conforming to the IDO standards for the R-MC zone which would employ procedures and processes that are already in place, rather than having a non-conforming status. The request furthers Policy 5.7 Implementation Process.

Chapter 9: Housing

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

The request would promote housing types and aesthetics that would be compatible with the existing built environment which consist of manufactured homes. The request is consistent with Goal 9.2-Sustainable Design.

Policy 9.2.1 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed income housing options throughout the area.

The request would provide for mixed-income neighborhoods by encouraging affordable housing options throughout the area by allowing manufactured homes which are an alternative affordable housing option because they do not sit on a permanent foundation and comply with the Uniform Housing Code. The request generally furthers Policy 9.2.1 Affordability.

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 March 10, 2022 (revised April 5, 2022), is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned MX-H and is developed with one manufactured home and storage. The requested zoning is R-MC (Residential – Manufactured Home Community). The reason for the request is to obtain zoning that would be consistent with the character of the area and surrounding manufactured home uses and R-MC zoning to the west of the subject site. The subject site is in an Area of Consistency.

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

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

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

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

Applicable Citations: Goal 4.1-Character, Policy 4.1.2 - Identity and Design, Goal 5.1-Centers and Corridors, Sub-policy (b) 5.1.10 Major Transit Corridors, Sub-policy(h) 5.2.1 – Land Uses, 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(b) 5.6.4 Appropriate Transitions, Goal 5.7- Implementation Process, Goal 9.2- Sustainable Design, Policy 9.2.1- Affordability.

Non-applicable citations: Sub-policy(c) 5.6.3.

The applicant's policy-based response satisfactorily demonstrates that the request furthers a preponderance of applicable Goals and policies regarding character, centers and corridors, efficient development patterns, city development areas, implementation process, sustainable design and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

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

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

Applicant Response: The subject site is located within an "Area of Consistency" as designated by the Comprehensive Plan. This designation protects this area by ensuring uses are compatible in scale and character. The request furthers the intent of the Area of Consistency by proposing R-MC, a zone district that is specifically designed for its present use of multiple manufactured home dwellings on one property. If approved, this zone change would better align the use and the zoning, which is consistent with the intent of the ABC Comp Plan and the IDO. This promotes stability and clearly reinforces the established character of the surrounding Area of Consistency.

The proposed use is more advantageous to the community as it implements numerous Community Identity, Land Use, and Housing goals and policies of the Comp Plan. The requested zone also aligns with the existing character and scale of development on this block and in the broader East Gateway area.

Staff: The subject site is located in an Area of Consistency. The applicant's response demonstrates that the request would clearly reinforce and strengthen the established character and development of the surrounding community and would not permit development that is significantly different through infill development, utilization of existing utilities and infrastructure and maintain the development patterns of existing homes north and east of the site. The response to Criterion B is sufficient

- C. Criterion 6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

Applicant Response: The subject site is not located within an Area of Change, so the review and decision criterion 6-7(G)(3)(c) does not apply to this request.

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

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

Applicant Response The requested zoning will not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Rather, the requested zone district would reduce the number of potentially harmful uses at this location. The present manufactured home dwelling land use is not allowed in the MX-H zone district, while it is permissive in the requested R-MC zone district. The following list summarizes uses allowed permissively in R-MC, uses allowed in both R-MC and MX-H, and uses allowed in the MX-H zone district but not allowed in the R-MC zone district.:

Use	R-MC	MX-H
Dwelling, single-family detached	P	P
Dwelling, townhouse		P
Dwelling, multifamily		P
Dwelling, mobile home	P	
Dwelling, cottage development	P	
Assisted living facility or nursing home		P
Community residential facility, small		P
Community residential facility, large		P
Dormitory		P
Group home, medium		P
Adult or child day care facility		P
Community center or library		P
Elementary or middle school		P
High school		P
Hospital		P
Museum		P
Parks and open space		P
Religious institution		P
Sports field		P
University or college		P
Vocational school		P
Community garden	P	P
Veterinary hospital		P
Other pet services		P
Auditorium or theater		P
Bar		P
Catering service		P
Health club or gym		P
Mobile food truck court		P
Night club		P
Residential community amenity, indoor	P	P
Restaurant		P

Tap room or tasting room		P
Other indoor entertainment		P
Hotel or motel		P
Car wash		P
Light vehicle fueling station		P
Light vehicle repair		P
Light vehicle sales and rental		P
Parking structure		P
Bank		P
Club or event facility		P
Commercial services		P
Medical or dental clinic		P
Mortuary		P
Office		P
Personal and business services, small		P

Personal and business services, large		P
Research or testing facility		P
Self-storage		P
Residential community amenity, outdoor	P	P
Adult retail		P
Art gallery		P
Bakery goods or confectionary shop		P
Cannabis retail		P
Farmers' market		P
General retail, small		P
General retail, medium		P
Grocery store		P
Pawn shop		P
Transit facility		P
Artisan manufacturing		P
Cannabis cultivation		P
Cannabis-derived products manufacturing		P
Drainage facility	P	P
Electric utility	P	P
Major utility, other	P	P
Solar energy generation	P	P

Staff: The applicant compared the existing MX-H zoning and the proposed R-MC zoning. The majority of uses that would be permissive under the MX-H zone would be eliminated with the new proposed zone. Permissive uses that would be harmful to adjacent property, the neighborhood, or the community include Adult Retail, Bar and Nightclub. By downzoning to R-MC those uses would be eliminated. The response to Criterion D is sufficient.

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

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

Applicant Response: The City's existing infrastructure and public improvements will adequately serve the residential manufactured home use allowed under the proposed R-MC zone district. The subject site is already developed with two manufactured home dwellings. The applicant intends to redevelop the site slightly, but to retain two dwellings. According to the R-MC zone district standards, up to three dwellings could occupy this site. This minor increase in density would not impact the capacity of existing infrastructure and public improvements. Therefore, criterion 1 of this element is satisfied.

Staff: The subject site has adequate infrastructure capacity to serve the development made possible if the request is approved. The response to Criterion E is sufficient.

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

Applicant Response: The subject site is not located on a major street; it is located on a local road. Therefore, the justification for this request is not based on the property's location on a major street. (Reference from the Mid-region Council of Governments map that identifies roads designated as collector or above; all other streets not specifically identified are designated as local roads)

Staff: Acoma Rd. SE is classified as a local urban street; therefore, the request is not based on the property's location on a major street. Instead it is based on reinforcing and strengthening the character and land uses of the surrounding community. The response to Criterion F is sufficient.

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

Applicant Response: The justification for this request is not based on the cost of land or economic considerations. The zone change request is intended to address nonconforming uses at this site, and allow the property owner to continue to use their property in a way that is consistent with other manufactured home communities and adjacent properties. The request's consistency with adopted goals and policies is the primary justification for the zone map amendment request.

Staff: The applicant has adequately demonstrated that request is not based on the cost of land or the economic considerations and that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion G is sufficient.

H. Criterion 6-7(G)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land

along a street (i.e. create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

Applicant Response: This request would not apply a zone district different from surrounding zone districts to one small area or one premises, i.e. create a “spot zone.” If approved, this zone change request would establish the same R-MC zone district for all of the property on this block that is presently used for manufactured home dwellings. Further, the nature of the structures already on the subject property make the site unsuitable for the uses allowed in its present MX-H zone district. The R-T zone district on the adjacent block to the south is also not appropriate for this property, as it would unnecessarily create a spot zone on this block.

Staff: The subject site is surrounded by Residential uses. Properties adjacent to the subject site to the north and west are zoned R-MC. The requested zone change would create consistency with the existing zoning of the surrounding area. The applicant has demonstrated that the request does not conflict with creating a “spot zone.” The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few agency comments were received.

The City of Albuquerque Solid Waste Department notes that an inspection will be required by the Solid Waste Department to verify the existing mobile home located on the west lot is vacant.

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

APS noted that a Single-family residence at this location impacts the following schools: Manzano Mesa Elementary School, Van Buren Middle School and Highland High School.

Agency comments begin on page 25 of this report.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected neighborhood organization is the East Gateway Coalition. Property owners within 100 feet of the subject site were also notified as required. A pre-application neighborhood meeting was not held and a facilitated meeting was not requested. Staff is unaware of any concerns or opposition at this time.

IV. CONCLUSION

The request is for Zone Map Amendment (zone change) from MX-H to R-MC for Lot 21, Block 10, East Central Business Addition and the West 25 feet of lot 20. The subject site is approximately 0.27 of an acre and located at 11121 Acoma Rd SE, between Acoma Rd SE and Elizabeth St SE (“the subject site”). The applicant wants to change the zoning so that the current manufactured home use on the subject site would be conforming and remain consistent with the adjacent R-MC zoning and low-density residential uses within the surrounding community.

The Applicant has satisfactorily justified the request based upon the proposed zoning being generally 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 organization is the East Gateway Coalition. Property owners within 100 feet of the subject site were also notified as required. There is no known opposition to the request.

Staff recommends approval.

FINDINGS – RZ-2022-00016, May 19, 2022 – Zoning Map Amendment

1. The request is for a Zoning Map Amendment for an approximately 0.27-acre site legally described as all or a portion of Lot 21, Block 10, East Central Business Addition and the West 25 feet of lot 20, located at 11121 Acoma Rd. SE, between Dorothy St. SE and Elizabeth St. SE (“the subject site”).
2. The subject site is zoned MX-H (Mixed Use- High Intensity). The applicant is requesting a zone change to R-MC (Residential – Manufactured Home Community) to remove the non-conforming status of the use existing on the subject site, and adhere to IDO R-MC zone.
3. The subject site is in an Area of Consistency, and is not located in a designated Center, but is located within 660 ft. of the Central Ave. Major Transit Corridor and Premium Transit Corridor.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity

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

The request would protect and preserve the surrounding community, by eliminating high-intensity development and matching adjacent zoning R-MC. Creating identical zoning would enhance the community by allowing up to three homes per lot, match existing density, and would also preserve existing uses allowed by the proposed zone.

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

The request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location by downzoning from MX-H to R-MC. Based on the site’s surrounding context, zones abutting primarily consist of low-density and manufactured homes. MX-H permissive uses would no longer apply to the subject site and would ensure the scale and identity of the area remain consistent.

6. The request furthers the following, additional policies from Comprehensive Plan Chapter 5: Land Use, with respect to Centers and Corridors

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

The subject site is located in an area central to the Four Hills Village, International Market, and Sate Fair Activity Centers that are all connected by the Central Avenue Major Transit Corridor.

B. Sub-policy (b) 5.1.10- Major Transit Corridors: Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The request would minimize negative impacts on nearby neighborhoods by providing a transition between the abutting single-family residential areas to the south, west, and north of the subject site. Potential negative impacts include Adult Retail, Bar and Nightclub, which are permissive uses allowed by MX-H. The request to R-MC would eliminate these uses.

7. The request furthers the following Goal and policy from Chapter 5 – Land Use, with respect to Efficient Development Patterns and Infill Development:

- A. Sub-policy(h) 5.2.1- Land Uses: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would encourage infill development that adds complementary uses that are compatible in form and scale to the immediately surrounding development by eliminating MX-H uses. The request would facilitate R-MC development with permissive uses that would complement the surrounding development of low intensity residential and manufactured homes. Currently two manufactured homes are on the subject site. If the request is approved, the applicant plans on placing one more manufactured home on the subject site.

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

The request would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good by removing the subject sites currently non-conforming status. The request would allow the addition of one more manufactured home on the subject site, making the use of land more efficient and complementary to the existing development patterns. The land use of the subject site would be consistent with the R-MC zoning to the north and west of the site and use existing infrastructure. The request would also minimize any potential infrastructure upgrades that MX-H development could incur on the site based on the permissive uses allowed by the current zone.

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

The request would support additional growth in areas with existing infrastructure by complementing the uses surrounding the site primarily to the north and west. Existing infrastructure would be able to accommodate uses allowed by the requested zone, whereas high intensity mixed use developments would need to upgrade existing infrastructure in order to accommodate potential developments allowed by the current zone.

8. The request furthers the following, additional policies from Comprehensive Plan Chapter 5: Land Use, with respect to City Development Areas

- A. 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.

The subject site is located in an Area of Consistency. The proposed zone change reinforces the character and intensity of the surrounding area. The subject site is

surrounded by low intensity residential and R-MC zoning, keeping the character and intensity of the area the same.

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

The request would protect and enhance the character of existing single-family neighborhoods by matching the current residential manufactured home zoning to the north and west of the site. The subject site is located within 660 ft of a Major Transit Corridor, but is not along the corridor or in an activity center.

- C. Sub-policy(b) 5.6.4- Appropriate Transitions: Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The request would minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic by removing the high intensity uses currently allowed such as bars and nightclubs, that could have negative effects on the abutting residential development with respect to lighting, noise and traffic.

9. The request furthers the following, additional policies from Comprehensive Plan Chapter 5: Land Use, with respect to Implementation Process

- A. Goal 5.7- Implementation Process: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The request would be conforming to the IDO standards for the R-MC zone which would employ procedures and processes that are already in place, rather than having a non-conforming status.

10. The request furthers the following Comprehensive Plan Goal and Policy from Chapter 9: Housing

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

The request would promote housing types and aesthetics that would be compatible with the existing built environment which consist of manufactured homes.

- B. Policy 9.2.1- Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed income housing options throughout the area.

The request would provide for mixed-income neighborhoods by encouraging affordable housing options throughout the area by allowing manufactured homes which are an alternative affordable housing option because they do not sit on a permanent foundation and comply with the Uniform Housing Code.

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

- A. Criterion A: 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 character, identity and design, complete communities, land uses, infill development, city development areas, areas of consistency, and compatibility. Therefore, the request is consistent with the City's health, safety, morals and general welfare.

- B. Criterion B: The subject site is located in an Area of Consistency. The applicant's response demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.
 - C. Criterion C: This criterion does not apply because the subject site is not located in an Area of Change, either wholly or in part.
 - D. Criterion D: The applicant compared the existing MX-H zoning and the proposed R-MC zoning and discussed that impactful higher density uses would be eliminated. An R-MC zone eliminates many impactful uses that are currently permissive on the subject site to residential uses with few accessory and conditional uses. Since the surrounding land is zoned for residential, uses that would become permissive already exist in the current zoning and are not considered to be detrimental in this setting.
 - E. Criterion E: The subject site is an infill site that is adequately served by existing infrastructure and therefore meets requirement 1.
 - F. Criterion F: The request is not based on the property's location on a major street. The request reinforces and strengthens the character of the area in accordance with the Comprehensive Plan.
 - G. Criterion G: The applicant has adequately demonstrated that requested zone change is not based on the cost of land or economic considerations and that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.
 - H. Criterion H: The applicant has demonstrated the requested zone will match with the existing zoning of the surrounding area and therefore would not create a "spot zone."
12. The affected, registered neighborhood organization, the East Gateway Neighborhood Coalition, was notified as required. Property owners within 100 feet of the subject site were also notified as required.
13. A pre-application neighborhood meeting was not held and a facilitated meeting was not requested. Staff is unaware of any concerns or opposition at this time.

RECOMMENDATION – PR-2022-006830, RZ-2022-00016, May 19, 2022

APPROVAL of Project#2022-006830, Case#RZ-2022-00016, a zone change from MX-H to R-MC, for of Lot 21, Block 10, East Central Business Addition. And the West 25 feet of lot 20, Located at 11121 Acoma Rd SE, between Acoma Rd SE and Elizabeth St. SE, approximately 0.27 acre, based on the preceding findings.



**Megan Jones
Current Planner**



**Leroy Duarte
Current Planner**

Notice of Decision CC list:

Elizabeth Hoover, 11121 Acoma Rd SE, Albuquerque, NM 87123

ABQ Land Use Consulting LLC, Carl Garcia, carl@abqlanduse.com

East Gateway Coalition, Michael Brasher, eastgatewaycoalition@gmail.com

East Gateway Coalition, Julie Dreike, dreikeja@comcast.net

Legal, dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: NONE

WATER UTILITY AUTHORITY

Utility Services

1. No opposition to the zone change request.
2. This location has a dead-end six-inch watermain providing potable and fire service. This main may not provide the full fire flow for uses other than a single-family dwelling.
3. The units are currently sharing a multifamily account. This is not allowed by current ordinance because the units are on separate parcels. Any action which requires and ABCWUA approval will require establishment of separate services for each parcel and separate accounts.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Should the zone map amendment be approved by the EPC, an inspection will be required by the Solid Waste Department to verify the existing mobile home located on the west lot is vacant. To schedule an inspection contact Herman Gallegos (505)761-8125. **Refuse Division**

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No Adverse Comments

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No Adverse Comments.

ALBUQUERQUE PUBLIC SCHOOLS

APS Comment: Single-family residence at this location impacts the following schools:
Manzano Mesa Elementary School, Van Buren Middle School and Highland High School.

- i. Residential Units: **3**
- ii. Est. Elementary School Students: **1**
- iii. Est. Middle School Students: **1**
- iv. Est. High School Students: **1**
- v. Est. Total # of Students from Project: **3**

*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	2021-2022 (40th Day) Enrollment	Facility Capacity	Space Available
Manzano Mesa Elementary School	544	660	116
Van Buren Middle School	422	650	228
Highland High School	1,209	1,800	591

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements along the north side of the site.

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

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

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

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

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



Figure 1: Looking north at the subject site & sign posting.

Figure 2: Across Acoma Rd. SE from the subject site. Manufactured homes abutting western lot line.



Figure 3: eastern lot abutting subject site, commercial retail establishment.



Figure 4: Manufactured home community along the eastern edge of Dorothy St. SE, north east of the subject site.

Figure 5: Single-family (small lot) residential community east and west of Elizabeth St. SE, south west of the subject site.



Figure 6: Looking south from the subject site at a residential-townhouse community along Acoma Rd. SE.

ZONING

Please refer to IDO Section 14-16-2-4(D) for the MX-H Zone District

Please refer to IDO Section 14-16-2-3(C) for the R-MC Zone District

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Elizabeth Hoover		Phone:
Address: 11121 Acoma Rd SE, Albuquerque, NM 87123		Email:
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any): ABQ Land Use Consulting, LLC / Carl Garcia		Phone:
Address: 6300 Riverside Plaza LN NW		Email: carlgar01@gmail.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest in Site: Agent	List <u>all</u> owners: Elizabeth Hoover	

BRIEF DESCRIPTION OF REQUEST

This is a request for a Zone Map Amendment from MX-H to R-MC to address non-conforming single-family residential uses existing on site.

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

Lot or Tract No.: 021 010EAST CENTRAL BUS ADD& W 25FT L20	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 102105629141410309
Zone Atlas Page(s): L-21	Existing Zoning: MX-H	Proposed Zoning: R-MC
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 0.26 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Acoma Rd	Between: Central Ave / Southern Blvd	and: Elizabeth St / Juan Tabo Blvd
-------------------------------	--------------------------------------	------------------------------------

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

Signature: <i>Carl Garcia</i>	Date: 4/6/2022
Printed Name: Carl Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

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

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature:

Date:

Printed Name: Carl Garcia

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:





ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists

AGENT AUTHORIZATION FORM

Address: 11121 Acoma Rd. SE

Property Legal Description: 021 010 EAST CENTRAL BUS

ADDN * W 25FT L20

Property Owner 1: Elizabeth A. Hoover

Property Owner 2: _____

The undersigned, registered property owner(s) of the above noted property, do hereby authorize Carl Garcia of ABQ Land Use Consulting LLC and/or representatives of ABQ Land use consulting LLC to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and all standard and special conditions attached. We certify that all information submitted in this application is true and accurate to the best of our knowledge.

Property owner(s) Address (if different from above): _____

Phone 1: 505-296-1193

Phone 2: _____

Email 1: what5yourpoint220@gmail.com

Email 2: _____

Authorized Signature 1: Elizabeth A. Hoover Date: 3/1/2022

Authorized Signature 2: _____ Date: _____

PRE-APPLICATION MEETING NOTES

PA#: 21-242 Notes Provided (date): 12-20-21

Site Address and/or Location: 11121 Acoma Rd Se Albuquerque, NM 87123

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

Request Zoning Map Amendment from MX-H to R-MC (residential – manufactured home community zone district) to add an additional manufactured home to the property.

Basic Site Information

Current Use(s): low-density residential

Size (acreage): approximately 0.26 acre

Zoning: MX-H

Overlay Zone(s): N/A

Comprehensive Plan Designations

Development Area: Consistency

Corridor(s): N/A

Center: N/A

Near Major Public Open Space (MPOS)? N/A

Integrated Development Ordinance (IDO)

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

Proposed Use(s): Dwelling, mobile home

Use Specific Standards: N/A

Applicable Definition(s): **Manufactured Home** A structure transportable in one or more sections that is built on a permanent chassis, is designed for use with or without a permanent foundation when connected to the required utilities, and meets the construction safety standards of the federal Manufactured Housing Act of 1974. Similar structures that do not meet the construction safety standards of that Act are referred to as mobile homes and are not allowed to be installed in the city. See also Dwelling Definitions for Dwelling, Mobile Home and Dwelling, Single-family Detached.

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

Notice

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

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

Process

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment

Specific Procedure(s)*: 14-16-6-7(G)(2)

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

Decision Making Body/ies: EPC

Is this a PRT requirement? Yes

Handouts Provided

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

If you have additional questions, please contact Megan Jones at (505) 924-3352 to schedule a follow-up meeting.

Additional Notes; See 14-16-6-8(c) (7) Nonconforming Uses -Mobile Home Dwellings in the IDO.



ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists

April 5, 2022

Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Zoning Map Amendment for 11121 Acoma Rd. SE

Dear Mr. Chair and EPC Commissioners,

On behalf of the applicant, Elizabeth Hoover, we respectfully submit to the EPC this Zone Map Amendment request for 11121 Acoma Rd. SE, a 0.2669-acre property described as Lots 21 and the Westerly 25 feet of Lot 20, Block 10, in the East Central Business Addition Subdivision. This letter will describe how this request for a zone change from MX-H to R-MC is consistent with the public health, safety, and welfare and how approval of the request would implement ABC Comprehensive Plan Goals and Policies. This letter will further justify this request as being consistent with the review and decision criteria specified in the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3).

Project Request

The applicant proposes to rezone approximately ¼-acre site from MX-H (Mixed-use – High Intensity) to R-MC (Residential – Manufactured Home Community). The property presently is developed with two manufactured home dwellings and an assortment of other storage buildings. If approved, the request would allow the applicant to convert an existing manufactured home dwelling into a storage building and add a new manufactured home on the front of the lot where there is presently a trailer used for storage. This request would further stabilize the existing land uses in the area by making the present use conforming if the zone map amendment for R-MC is approved.

This site is in the East Gateway area and is located south of Central Avenue, north of Southern Boulevard, east of Elizabeth Street, and west of Juan Tabo Boulevard (identified with a turquoise outline below). The property is located between a Manufactured Home community (zoned R-MC) and office and small retail uses (zoned MX-H). South of the property is a residential subdivision of duplexes (zoned R-T) with their rear yard wall along Acoma Rd. SE (see [map of site context](#) below).



ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists

Bernalillo County Parcels

UPC: 102105629141410309
Owner: HOOVER ELIZABETH
Owner Address: 11121 ACOMA RD SE ALBUQUERQUE NM 87123-3392
Situs Address: 11121 ACOMA RD SE ALBUQUERQUE NM 87123
Legal Description: * 021 010EAST CENTRAL BUS ADD& W 25FT L20
Acres: 0.2669
Tax Year: 2021

[Remove from Results](#) [View Additional Details](#)



Site History & Zoning

This request is to establish a zone district for the subject site that reflects the existing and historic use of the property. The two existing manufactured home dwellings are not allowed in the MX-H zone. We believe that these dwellings are nonconforming uses because they were in existence prior to when the property was zoned MX-H with adoption of the IDO in 2018 and prior to when the property was zoned SU-2 for C-3 with adoption of the East Gateway Sector Development Plan in 2011. The site was zoned C-3 zoning prior to adoption of the East Gateway SDP, but no records could be found to determine when this site obtained that zoning or when the two manufactured homes were placed in their present location. Throughout the city there is land that was formerly zoned C-3 but had been developed with residential uses when zoning was established in 1959. Locations near downtown and major commercial thoroughfares were zoned heavy commercial despite their existing residential uses. At the time, it was through that those neighborhoods and developments would convert to the higher intensity land uses; however, we see locations citywide where this never happened and heavy commercial uses are not desired by the landowners.

TABLE 1. SURROUNDING ZONING & LAND USE

	Zoning	Land Use
North	R-MC & MX-H	Manufactured Home Community & office
South	R-T	Low-density residential (townhouse)
East	MX-H	General retail, small
West	R-MC	Manufactured Home Community

Further evidence to establish non-conforming status of the subject site is that the entire block was zoned MX-H with adoption of the IDO in 2018, as a result of the prior zoning established in the East Gateway Sector Development Plan. Nevertheless, aerial photography shows this block as being developed as a manufactured home community as far back as 1959. The abutting lots received the R-MC zone in 2019 as part of the City-sponsored "Phase 2 Zone Conversions." The note associated with those properties reads: "This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C (sic) is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion." While this property is under different



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ownership, it has long been used for residential dwellings in manufactured homes. The property abuts land zoned R-MC. Therefore, the R-MC is the most appropriate zone for this property. We believe that this property is in the same situation as the adjacent lots that were rezoned R-MC, and similarly should be granted the zone that matches the existing land use.

Neighborhood Outreach (MOVED FROM END OF THE LETTER)

The Applicant has followed all notification procedures required in Table 6-1-1 of the IDO. The following Neighborhood Associations were emailed an offer for a Neighborhood Meeting on March 11, 2022; none of the Neighborhood Associations responded to this offer:

- Sandia Vista Neighborhood Association
- Terracita HOA Incorporated
- Singing Arrow Neighborhood Association
- East Gateway Neighborhood Coalition

Public Notice of the application submittal was mailed to all property owners within 100 feet of the property, excluding right-of-way, and was emailed to the above listed Neighborhood Associations on April 6, 2022. A sign was posted on the property prior to application submittal to notify anyone that may be driving or walking past the property. Evidence of these three required notifications is provided with the application. The required published and web posting notice will be performed by the Planning Department after submittal of this application. Evidence of the Pre-application meeting is included with the application packet.

Zone Map Amendment Justification

This request for a Zoning Map Amendment for a property under 10 acres in an Area of Consistency is a policy-based decision made by the EPC. This request complies with the eight review and decision criteria outlined in Section 14-16-6-7(G)(3) of the Integrated Development Ordinance (IDO), and is justified as follows:

14-16-6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

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

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

The subject site is located on a block that has been used as a manufactured home development since its original development (according to historic aerial photography). The lot faces a single-family residential neighborhood to the south. The MX-H zone would allow a dramatically more



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intense development at this location than would be appropriate abutting another manufactured home community and the single-family residential uses to the south. The request would establish a zone district that better matches the existing land use. The requested R-MC zone district is compatible with surrounding land uses and zoning patterns, which would act to reinforce established character and protect identity and cohesiveness in developed neighborhoods.

Policy 5.1.10.b - Major Transit Corridors: Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

Ensuring that this lot remains as a moderate-density residential use would provide a transition between more intense development along Central Avenue, a Major Transit Corridor, and the abutting lower-density residential areas to the south. An appropriate scale of development is maintained by removing a zone district that could develop with much more intense uses and much taller buildings. Allowing this present use to remain in this location ensures that there is some degree of affordable housing in this neighborhood, which is appropriate in a Major Transit Corridor area.

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

~~*This request would extend the existing R-MC zone district to an adjacent property with the same land use. The proposed zoning for the subject site would resolve the existing nonconforming land use and better match the existing land use with zoning. The requested R-MC zone district would be more healthy, stable, and sustainable for this location than its present MX-H zone district. The request would maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development.*~~

Policy 5.2.1(h) – Land Uses: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development

~~*This request would encourage infill development that adds complementary uses that are compatible in form and scale to the immediately surrounding development because the zone requested would allow manufactured home dwellings and very few other uses. See Criterion D, below, for a complete comparison of the uses allowed in the MX-H zone as compared to the R-MC zone. Not recommending approval of the requested zone map amendment would allow uses that are not compatible in form or scale, and therefore would conflict with this policy.*~~

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.

~~*This request would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land by allowing the current land*~~



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use to remain on site and it would remove the nonconforming status of this land use. The requested zone map amendment would allow the property owner to invest in their property and add another manufactured home dwelling unit. This request would support this policy because it would incrementally increase the density of this property, which would be an efficient use of land, infrastructure, and public facilities. As mentioned in the analysis of Policy 5.2.1(h), much more intense uses are allowed at this site, but they would be incompatible with the surrounding land use and development patterns.

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

This request would support additional growth in areas with existing infrastructure and public facilities because the property is an infill lot that is served by existing infrastructure and public facilities. The policy would be furthered because the zone map amendment would allow an additional manufactured home dwelling to be placed on the lot.

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

The request would allow the existing residential manufactured home community to remain at this location. This protects and enhances the character of the single-family neighborhood by stabilizing the existing land use and allowing improvements to the subject site. This site is in a Major Transit Corridor, which is a location where more dense residential and mixed-uses are appropriate; however, the size and location of this property make it more suited to remain with its existing, moderate-density, single-family residential uses. Manufactured homes are a more affordable housing option, which is also a development form that is appropriate in Major Transit Corridor areas. The requested zone district would protect, reinforce, and enhance the character of existing single-family neighborhoods in Areas of Consistency.

This request would extend the existing R-MC zone district to an adjacent property with the same land use. The proposed zoning for the subject site would resolve the existing nonconforming land use and better match the existing land use with zoning. The requested R-MC zone district would be more healthy, stable, and sustainable for this location than its present MX-H zone district. The request would maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development.

Policy 5.6.3(c) Areas of Consistency: Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

This policy does not apply to the requested zone map amendment from MX-H to R-MC, because both of these zones allow residential use. This policy would apply to the request if the requested zone of the property was zoned with the "NR" prefix.



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Policy 5.6.4(b) Appropriate Transitions: Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The request would minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic because it would remove many of the permissive uses allowed in the MX-H zone that would be inappropriate in this location, on a lot of this size. Many of the more intense uses allowed in the MX-H zone could be developed on this lot would have noise, lighting, traffic, and privacy impacts to the low-density residential uses on abutting and adjacent lots. The request furthers this policy because it substantially limits the allowable uses for this site, while also removing the nonconforming use that currently exists on this lot.

Goal 5.7 - Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The requested zone map amendment follows an established IDO procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods. The requested R-MC zone district would support efforts to effectively and equitably implement the Comp Plan.

~~**Goal 9.1 - Housing Supply:** Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.~~

~~*The request would allow for an existing residential use to remain on the subject site as a conforming use in the R-MC zone district. This will provide a stable source of housing, similar in scale and character to existing communities in the area. Manufactured homes are a more affordable housing option, which helps meet current and future housing needs at a variety of price levels to ensure more balanced housing options in the East Gateway area.*~~

~~**Policy 9.1.1 - Housing Options:** Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.~~

~~*The request would allow for redevelopment and investment in the existing manufactured home community. This will help conserve housing for a variety of income levels and types of residents and households by maintaining affordable dwellings at this location. This request would support the conservation of housing for a variety of income levels and types of residents and households in the East Gateway area.*~~

Policy 9.2.1 - Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed income housing options throughout the area.

The request would allow the retention of two manufactured home dwellings on the subject site, which maintains options for mixed-income neighborhoods. The remaining MX-H zoning on this



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block and adjacent blocks closer to Central Ave. provide opportunities for multi-family residential development, which is a higher density land use that can serve a variety of incomes. This block would remain stable with its present manufactured home community zoning for lots that are developed with that land use; this is an affordable option for single-family home ownership. And blocks to the south provide duplex housing, which provides a moderately affordable housing type for this neighborhood. The range of dwelling types in this area provide options for households of multiple income levels to live in this area, which is easily accessible by transit. This request would provide opportunities for this mixed-income neighborhood to maintain high-quality, affordable and mixed income housing options in the East Gateway area.

14-16-6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

The subject site is located within an "Area of Consistency" as designated by the Comprehensive Plan. This designation protects this area by ensuring uses are compatible in scale and character. The request furthers the intent of the Area of Consistency by proposing R-MC, a zone district that is specifically designed for its present use of multiple manufactured home dwellings on one property. If approved, this zone change would better align the use and the zoning, which is consistent with the intent of the ABC Comp Plan and the IDO. This promotes stability and reinforces the established character of the surrounding Area of Consistency. The proposed use is more advantageous to the community as it implements numerous Community Identity, Land Use, and Housing goals and policies of the Comp Plan. The requested zone also aligns with the existing character and scale of development on this block and in the broader East Gateway area.

14-16-6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

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



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The subject site is not located within an Area of Change, so the review and decision criterion 6-7(G)(3)(c) does not apply to this request.

14-16-6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-Specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The requested zoning will not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Rather, the requested zone district would reduce the number of potentially harmful uses at this location. The present manufactured home dwelling land use is not allowed in the MX-H zone district, while it is permissive in the requested R-MC zone district. The following list summarizes uses allowed permissively in R-MC, uses allowed in both R-MC and MX-H, and uses allowed in the MX-H zone district but not allowed in the R-MC zone district.

Permissive Uses within R-MC vs. MX-H Zone Districts

- *The following uses are allowed permissively in the R-MC zone district, but not in the MX-H zone: single-family detached dwelling, mobile home dwelling, and cottage development dwelling.*
- *The following uses are allowed in both the R-MC and MX-H zones: adult or child daycare facility, community garden, health club or gym, indoor/outdoor residential community amenity, paid parking lot, parking structure, other outdoor entertainment (conditional accessory in R-MC), art gallery (conditional in R-MC), Farmers' market (temporary in R-MC), general retail, small, telecommunications, towers, and utilities, and a range of other accessory or temporary uses.*
- *The following uses are allowed permissively in the MX-H zone, but not in the R-MC zone: townhouse, live-work dwelling, multi-family dwelling, assisted living facility or nursing home, community residential facility, dormitory, group home, community center or library, school, hospital, museum, parks and open space, religious institution, sports field, university or college, vocational school, veterinary hospital, other pet services, auditorium or theater, bar, catering service, mobile food truck court, night club, restaurant, tap room or tasting room, other indoor entertainment, hotel or motel, car wash, light vehicle fueling station, light vehicle repair, light vehicle sales and rental, bank, club or event facility, commercial services, medical or dental clinic, mortuary, office, personal and business services, research or testing facility, self-storage, adult retail, bakery, cannabis retail, medium and large general retail, grocery store, pawn shop, transit facility, artisan manufacturing, cannabis cultivation, cannabis-derived products manufacturing, and a range of other conditional, accessory, or temporary uses.*

The additional permissive uses in the R-MC zone district are only single-family residential dwelling types. No permissive uses within the R-MC are harmful to adjacent neighborhoods, properties, or the community. In contrast, many of the uses allowed permissively in the MX-H zone would be inappropriate and potentially harmful in this established residential neighborhood. The area contains residential uses, consisting of manufactured homes or mobile homes, and single-family attached (duplex) dwelling units. The request would allow residential development that aligns with the scale and character of the neighborhood and supports the surrounding commercial goods and services. The additional permissive uses allowed under R-MC would complement the existing nearby residential uses and support surrounding commercial goods and services.



Use	ABQ Land Use Consulting LLC Planning & Zoning Process Specialists	R-MC P	MX-H
Dwelling, single-family detached		P	P
Dwelling, townhouse			P
Dwelling, multifamily			P
Dwelling, mobile home	P		
Dwelling, cottage development	P		
Assisted living facility or nursing home			P
Community residential facility, small			P
Community residential facility, large			P
Dormitory			P
Group home, medium			P
Adult or child day care facility			P
Community center or library			P
Elementary or middle school			P
High school			P
Hospital			P
Museum			P
Parks and open space			P
Religious institution			P
Sports field			P
University or college			P
Vocational school			P
Community garden	P		P
Veterinary hospital			P
Other pet services			P
Auditorium or theater			P
Bar			P
Catering service			P
Health club or gym			P
Mobile food truck court			P
Night club			P
Residential community amenity, indoor	P		P
Restaurant			P
Tap room or tasting room			P
Other indoor entertainment			P
Hotel or motel			P
Car wash			P
Light vehicle fueling station			P
Light vehicle repair			P
Light vehicle sales and rental			P
Parking structure			P
Bank			P
Club or event facility			P
Commercial services			P
Medical or dental clinic			P
Mortuary			P
Office			P
Personal and business services, small			P



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Personal and business services, large		P
Research or testing facility		P
Self-storage		P
Residential community amenity, outdoor	P	P
Adult retail		P
Art gallery		P
Bakery goods or confectionary shop		P
Cannabis retail		P
Farmers' market		P
General retail, small		P
General retail, medium		P
Grocery store		P
Pawn shop		P
Transit facility		P
Artisan manufacturing		P
Cannabis cultivation		P
Cannabis-derived products manufacturing		P
Drainage facility	P	P
Electric utility	P	P
Major utility, other	P	P
Solar energy generation	P	P

14-16-6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet any of the following criteria:

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

The City's existing infrastructure and public improvements will adequately serve the residential manufactured home use allowed under the proposed R-MC zone district. The subject site is already developed with two manufactured home dwellings. The applicant intends to redevelop the site slightly, but to retain two dwellings. According to the R-MC zone district standards, up to three dwellings could occupy this site. This minor increase in density would not impact the capacity of existing infrastructure and public improvements. Therefore, criterion 1 of this element is satisfied.

14-16-6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.



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The subject site is not located on a major street; it is located on a local road. Therefore, the justification for this request is not based on the property's location on a major street. (Reference from the Mid-region Council of Governments map that identifies roads designated as collector or above; all other streets not specifically identified are designated as local roads)

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

The justification for this request is not based on the cost of land or economic considerations. The zone change request is intended to address nonconforming uses at this site, and allow the property owner to continue to use their property in a way that is consistent with other manufactured home communities and adjacent properties. The request's consistency with adopted goals and policies is the primary justification for the zone map amendment request.

14-16-6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

This request would not apply a zone district different from surrounding zone districts to one small area or one premises, i.e. create a "spot zone." If approved, this zone change request would establish the same R-MC zone district for all of the property on this block that is presently used for manufactured home dwellings. Further, the nature of the structures already on the subject property make the site unsuitable for the uses allowed in its present MX-H zone district. The R-T zone district on the adjacent block to the south is also not appropriate for this property, as it would unnecessarily create a spot zone on this block.

Conclusion

We respectfully request that City of Albuquerque Environmental Planning Commission approve this Zoning Map Amendment for R-MC (Residential – Manufactured Home Community) from MX-H (Mixed-use – High Intensity). The Applicant believes this amendment further stabilizes the residential character of the area, maintains affordable housing options, and ensures the goals and policies of the Comprehensive Plan are implemented. All of the application requirements have been satisfied and they are documented in this application.

For the reasons identified in this project letter and the provided justification of the request for a Zone Map Amendment – EPC, we respectfully request that the Environmental Planning Commission consider and approve this request for R-MC zoning at 11121 Acoma Rd. SE.



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If you have any questions or need any additional information, please feel free to contact me at (505) 310-2400 or via email at carlgar01@gmail.com or carl@abqlanduse.com.

Sincerely,

Carl Garcia

Carl Garcia
ABQ Land Use Consulting, LLC
505-310-2400

STAFF INFORMATION

April 28, 2022

TO: Carl Garcia, ABQ Land Use Consulting LLC

FROM: Leroy Duarte & Megan Jones, Current Planners
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Project # 2022-006830_RZ-2022-0016, 11121 Acoma Rd SE Zone Change

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

⇒ A revised zoning change justification letter pursuant to the zone change criteria (one PDF copy) by:
Wednesday, May 4, 2022.

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

1) Introduction:

- A. Though We've done our best for this review, additional items may arise as the case progresses. If so, We will inform you immediately.
- B. This is what I have for the legal description: all or a portion of Lot 21, Block 10, East Central Business Addition. And the West 25 feet of lot 20, Located at 11121 Acoma Rd SE, between Acoma Rd SE and Elizabeth St SE, approximately 0.27 acres. Is this correct?
- C. It is our understanding that this request is for a Zone Map Amendment to R-MC (Residential – Manufactured Home Community) to allow the current land use to be conforming. The existing manufactured homes and storage on the property are non-conforming since the IDO's adoption in 2018. Prior to that, the manufactured homes were conforming.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for May19, 2022. Final staff reports will be available one week prior, on May 12, 2022.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

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

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. It looks like a pre-application facilitated meeting was not requested. Is that correct? Did anyone respond and say “no thanks”?
- D. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100’ buffer.
- E. There was not a sign posting agreement included in your application. Please provide the signed sign posting agreement. The sign posting period is 15 days prior and after the EPC hearing date **from Wednesday May 4th, 2022 to June 3, 2022.**
- F. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. In general, the project letter is off to a good start. We have a few revisions to the letter and policies.
- B. Project Request: you reference an illustration and it is not included in the letter.
- C. Site History & Zoning: Table 1 is missing from the letter.
- D. Criterion D: Create a table showing current zone and proposed zoning permissive uses.
- E. Criterion F: add a reference
- F. Move Neighborhood Outreach section before Justification
- G.

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

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. **Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.**
- B. Please revise or add the following goals/policies that align with zone map request:
 - We suggest that you remove policies 5.2.1 and incorporate that response into 5.6.3: The request is not providing a mix of uses, but it is in an area of consistency and your response to 5.6.3 is good.
 - We suggest that you remove Goal 9.1 and 9.1.1: the request is to R-MC to make a non-conforming use, conforming. This zone change does not further Housing supply or affordable housing goals since this is for one 0.26-acre lot and not a whole community.

- Look over the following goals, policies and sub-policies that might help strengthen your letter, please note these are only suggestions.
- Goal 5.3 Efficient Development Patterns
- Policy 5.3.1
- Policy 5.2.1 sub-policy (h)
- Policy 5.6.3 sub-policy (c)
- Policy 5.6.4 sub-policy (b)

NOTIFICATION

From: Carmona, Dalaina L.
To: carlgar01@gmail.com
Subject: 11121 Acoma Rd SE Public Notice Inquiry
Date: Friday, March 4, 2022 10:25:12 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
11121 Acoma SE - AtlasPage_L-21-Z.pdf

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
East Gateway Coalition	Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	

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

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

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

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

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

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

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

Thank you,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Friday, March 4, 2022 10:06 AM
To: Office of Neighborhood Coordination <carlgar01@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Carl Garcia

Telephone Number

5053102400

Email Address

carlgar01@gmail.com

Company Name

ABQ Land Use Consulting LLC

Company Address

6062 Staubach Ave NE

City

Albuquerque

State

NM

ZIP

87120

Legal description of the subject site for this project:

Address: 11121 ACOMA RD SE

Apartment: A

Lot: 21 Block: 10

Subdivision: EAST CENTRAL BUSINESS ADDN

Physical address of subject site:

11121 Acoma Rd SE

Subject site cross streets:

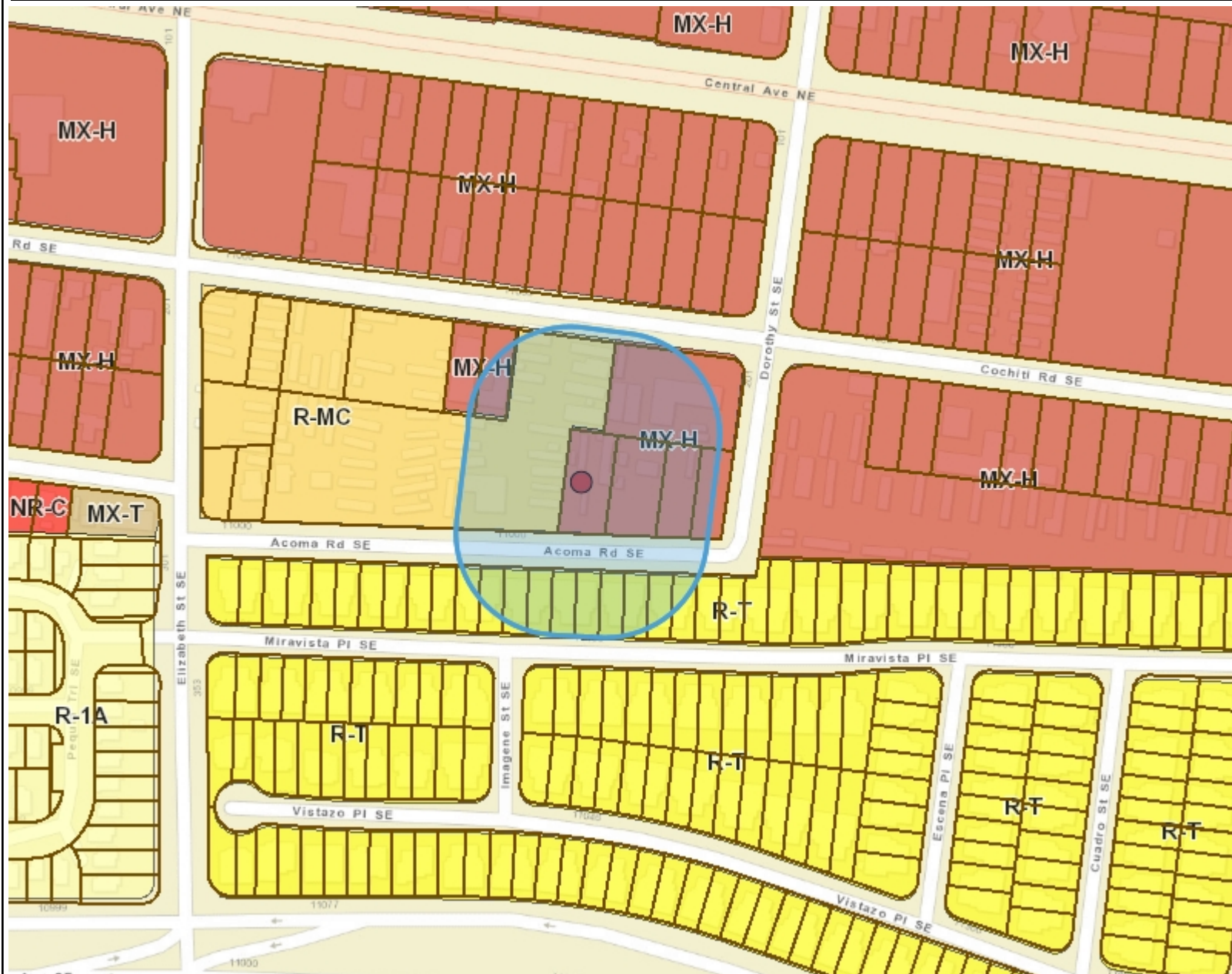
Dorothy and Cochiti streets

Other subject site identifiers:

This site is located on the following zone atlas page:



11121 Acoma Rd. SE



Legend

Bernalillo County Parcels

IDO Zoning

- R-A
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL

Municipal Limits

- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

Notes

Buffer: 157 ft.
ROW: Acoma 57ft.

454 0 227 454 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/4/2022 © City of Albuquerque

1: 2,724

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

March 11, 2022

Via Email to Affected Neighborhood Associations

Dear Julie Dreike,

I am the agent for Elizabeth Hoover, who is requesting a zone change for her property at 11121 Acoma Rd. SE. It is currently zoned for High-Density Mixed-Use Development (MX-H). The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations.

This zone does not allow single-family residential buildings, which makes the two existing manufactured homes nonconforming uses (or "grandfathered" buildings). Multiple manufactured homes on one property are only allowed in the zone Residential – Manufactured Home (R-MC). She would like to add another mobile home dwelling to her property. The R-MC zone would only allow 3 manufactured home dwellings on this property, which would maintain a stable character in this neighborhood. This zoning would match the zoning for the abutting manufactured home development on this block. We believe that this zone would be more appropriate as a transition zone to the single-family homes on the south side of Acoma St. SE.

This request will require a hearing at the Environmental Planning Commission. The anticipated hearing date is June 16. In preparation for this hearing, we are required to offer a pre-application meeting with nearby Neighborhood Associations. This property is approximately ¼ mile from your neighborhood. If you would like to have a meeting, please let me know within 15 days so that we can schedule a facilitated meeting through the City's Alternative Dispute Resolution Office. I would also appreciate a response if you do not have concerns or would not like to have a facilitated pre-application meeting.

Sincerely,

Carl Garcia
Carlgar01@gmail.com
505-310-2400

- 1.The address of the property listed in the application - 11121 Acoma St SE
- 2.The name of the property owner – Elizabeth Hoover
- 3.The name of the applicant (if different from the property owner) – Carl Garcia
- 4.A short summary of the approval being requested - Zoning Map Amendment from MX-H to R-MC
- 5.Whether a public meeting or hearing will be required – Environmental Planning Commission Hearing, June 16, 8:30 am.
- 6.An address, telephone number, or website where additional information about the application can be obtained.
- Carl Garcia, Carlgar01@gmail.com, 505-310-2400, 6300 Riverside Plaza Ln NW Ste 100, Albuquerque, NM 87120

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

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

Date of Request*: 3-11-22

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)*: East Gateway Coalition

Name of NA Representative*: Julie Dreike

Email Address* or Mailing Address* of NA Representative¹: dreikeja@comcast.net
13917 - Indian School Rd. NE.

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this Alb. Num. 87112 proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: Carl Garcia@gmail.com / Carl Garcia

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:

T.B.D. if requested

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

1. Subject Property Address* 11121 - Acoma Rd S.E.
Location Description Acoma Rd. S.E. & Dorothy St. S.E.
2. Property Owner* Hoover, Elizabeth
3. Agent/Applicant* [if applicable] ABQ Land Use Consulting LLC
Carl Garcia
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/request^{3*}:

Zone map Amendment from
mx-H to RMC

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council

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

Carl Garcia (505) 306-6289 - Carlgarol@gmail.com

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

1. Zone Atlas Page(s)⁵ L-21
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:

- N/A
- ☐ 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] 0.26 Acres
- b. IDO Zone District MX-H
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

2. Current Land Use(s) [vacant, if none] 01 - Low Density Residential

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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

Date of Notice*: 3-11-22

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

Neighborhood Association (NA)*: East Gateway Coalition

Name of NA Representative*: Julie Dreike

Email Address* or Mailing Address* of NA Representative¹: dreikeja@comcast.net
13917-Indian School Rd. NE.
Alb. N.M. 87112

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

1. Subject Property Address* 11151- Acoma Rd. S.E.
Location Description Acoma Rd. S.E. + Dorothy St. S.E.
2. Property Owner* Hoover, Elizabeth
3. Agent/Applicant* [if applicable] ABO Land Use Consulting LLC.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply] Carl Garcia

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request²:

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

☐ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: June 16, 2022

Location*³: Environmental Planning Commission at Plaza Del Sol or Zoom

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

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

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

Carl Garcia (505) 306-6289 - Carlgarol@gmail.com

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

1. Zone Atlas Page(s)*⁵ L-21
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

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

T.B.D.

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.26 - Acres
 2. IDO Zone District mx-H
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] 01 - Low Density Residential

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

March 11, 2022

Via Email to Affected Neighborhood Associations

Dear Michael Brasher,

I am the agent for Elizabeth Hoover, who is requesting a zone change for her property at 11121 Acoma Rd. SE. It is currently zoned for High-Density Mixed-Use Development (MX-H). The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations.

This zone does not allow single-family residential buildings, which makes the two existing manufactured homes nonconforming uses (or "grandfathered" buildings). Multiple manufactured homes on one property are only allowed in the zone Residential – Manufactured Home (R-MC). She would like to add another mobile home dwelling to her property. The R-MC zone would only allow 3 manufactured home dwellings on this property, which would maintain a stable character in this neighborhood. This zoning would match the zoning for the abutting manufactured home development on this block. We believe that this zone would be more appropriate as a transition zone to the single-family homes on the south side of Acoma St. SE.

This request will require a hearing at the Environmental Planning Commission. The anticipated hearing date is June 16. In preparation for this hearing, we are required to offer a pre-application meeting with nearby Neighborhood Associations. This property is approximately ¼ mile from your neighborhood. If you would like to have a meeting, please let me know within 15 days so that we can schedule a facilitated meeting through the City's Alternative Dispute Resolution Office. I would also appreciate a response if you do not have concerns or would not like to have a facilitated pre-application meeting.

Sincerely,

Carl Garcia
Carlgar01@gmail.com
505-310-2400

- 1.The address of the property listed in the application - 11121 Acoma St SE
- 2.The name of the property owner – Elizabeth Hoover
- 3.The name of the applicant (if different from the property owner) – Carl Garcia
- 4.A short summary of the approval being requested - Zoning Map Amendment from MX-H to R-MC
- 5.Whether a public meeting or hearing will be required – Environmental Planning Commission Hearing, June 16, 8:30 am.
- 6.An address, telephone number, or website where additional information about the application can be obtained.
- Carl Garcia, Carlgar01@gmail.com, 505-310-2400, 6300 Riverside Plaza Ln NW Ste 100, Albuquerque, NM 87120

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

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

Date of Request*: 3-11-22

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)*: East Gateway Coalition

Name of NA Representative*: Michael Brasher

Email Address* or Mailing Address* of NA Representative¹: eastgatewaycoalition@gmail.com
516 - Elena Loma N.E.

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: Carl.garcia@gmail.com / Carl Garcia

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:

T.B.D. if requested

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

1. Subject Property Address* 11121 - Acoma Rd. S.E.
Location Description Acoma Rd. S.E. + Dorothy St. S.E.
2. Property Owner* Hoover, Elizabeth
3. Agent/Applicant* [if applicable] ABQ Land Use Consulting 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∗:

Zone map Amendment from
mx-H to R-mc

5. This type of application will be decided by∗: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council

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

Carl Garcia (505) 306-6289 - Carl.garcia@gmail.com

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

1. Zone Atlas Page(s)⁵ L-21
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:

- N/A
- ☐ 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] 0.26 - Acres
- b. IDO Zone District mx-H
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

2. Current Land Use(s) [vacant, if none] 01 - Low Density Residential

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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

Date of Notice*: 3-11-22

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

Neighborhood Association (NA)*: East Gateway Coalition

Name of NA Representative*: Michael Brasher

Email Address* or Mailing Address* of NA Representative¹: eastgatewaycoalition@gmail.com

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

516 Zenadema NE.
Alb, N.M. 87123

1. Subject Property Address* 11121 - Acoma Rd S.E.

Location Description Acoma Rd S.E. + Dorothy St. S.E.

2. Property Owner* Hoover, Elizabeth

3. Agent/Applicant* [if applicable] ABA Land Use Consulting LLC.

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply] Carl Garcia

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request²:

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

☐ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: June 16, 2022

Location*³: Environmental Planning Commission
Plaza Del Sol or Zoom

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

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

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

Carl Garcia (505) 306-6589 carlgarcia@gmail.com

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

1. Zone Atlas Page(s)*⁵ L-21
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

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

T.B.D.

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.26 Acres
 2. IDO Zone District mx-H
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] 01 - Low-density Residential

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

BOYCE DANIEL M & MARGARET J
11047 MIRAVISTA PL SE
ALBUQUERQUE NM 87123

BOSEY MARGUERITE J
11127 MIRA VISTA PL SE
ALBUQUERQUE NM 87123

CASA BLANCA MHP LLC
279 EL REY DR
CORRALES NM 87048-7118

ROMERO MARIO M
11043 VISTAZO PL SE
ALBUQUERQUE NM 87123

RODRIGUEZ JOANNE & DAVID
6100 HOGAN AVE
FARMINGTON NM 87402-4838

MARINO JASON
11123 MIRAVISTA PL SE
ALBUQUERQUE NM 87123-5997

ALLRED RONALD E
5505 FOOTHILLS CANYON RD NE
ALBUQUERQUE NM 87111

VANDELAY PROPERTIES LLC
11030 COCHITI RD SE
ALBUQUERQUE NM 87123-3348

NAGANO RYAN HIROYUKI
11101 MIRAVISTA PL SE
ALBUQUERQUE NM 87123-5997

ALARCON JULIO
11209 ACOMA RD SE
ALBUQUERQUE NM 87123-3337

VANDELAY PROPERTIES LLC
11030 COCHITI RD NE
ALBUQUERQUE NM 87123-3348

HOOVER ELIZABETH
11121 ACOMA RD SE
ALBUQUERQUE NM 87123-3392

MITCHELL KARAN L
11051 MIRAVISTA PL SE
ALBUQUERQUE NM 87123

HARRINGTON ROBERT G & PATRICIA R
11115 MIRAVISTA PL SE
ALBUQUERQUE NM 87123

GARZA STEPHANIE F
11109 MIRAVISTA PL SE
ALBUQUERQUE NM 87123-5997

ALARCON JULIO
11209 ACOMA RD SE
ALBUQUERQUE NM 87123-3337

VANDEVER SARAH L & NORMAN T
11043 MIRAVISTA PL SE
ALBUQUERQUE NM 87123

THOMAS PATRICIA E
11105 MIRAVISTA PL SE
ALBUQUERQUE NM 87123-5997

BISHOP STEVEN J
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