



Environmental Planning Commission

***Agenda Number: 3
Project Number: PR-2023-008498
Case #s: SI-2023-00686/SI-2023-00689
May 18, 2023***

Staff Report

<i>Agent</i>	Consensus Planning LLC
<i>Applicant</i>	MDS Investments, LLC
<i>Request</i>	Text Amendments to the Mesa del Sol Level A & Level B Community Master Plans
<i>Legal Description</i>	All or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.
<i>Size</i>	Approximately 13,000 acres

Staff Recommendation

That a recommendation of APPROVAL of SI-2023-00686 be forwarded to the City Council based on the Findings beginning on Page 30 and subject to the Conditions for recommendation of Approval on Page 36 (Level A Plan).

APPROVAL of SI-2023-00689, based on the Findings beginning on Page 36 and subject to the Conditions of Approval on Page 44 (Level B Plan).

***Staff Planners
Megan Jones, Senior Planner***

<i>Zoning</i>	PC (Planned Community)
<i>Location</i>	Generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB.

Summary of Analysis

This request is for text amendments to the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and Level B Community Master Plan (the “Level B Plan”)(the subject areas) that pertain to the 88-acre Community Center located in the central/northeastern portion of the mesa, and the 92 -acre Urban Center located below the escarpment near the planned Mesa del Sol interchange (the “subject sites”). The subject sites are designated as Mixed-Use Centers in the Level A and B Plans.

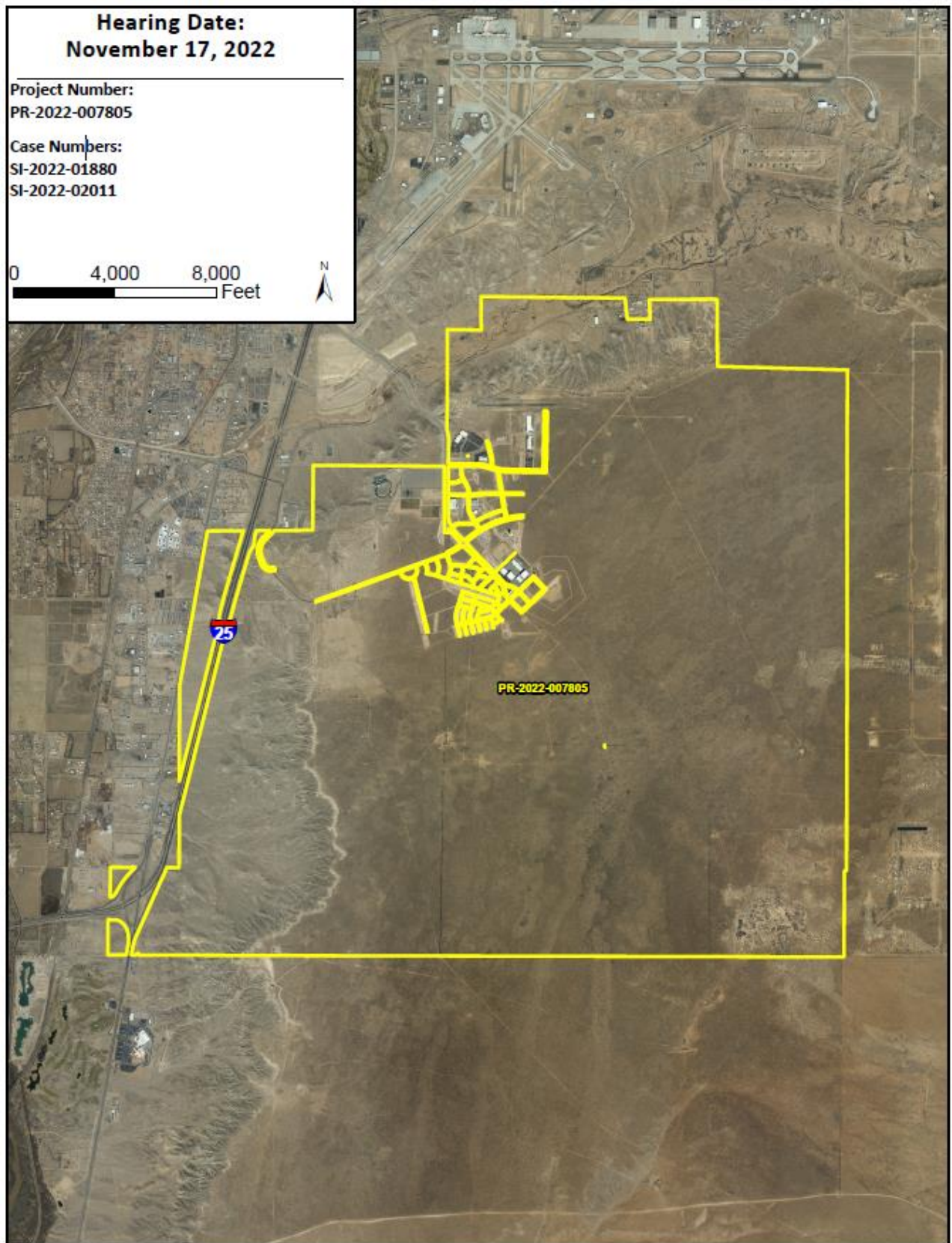
The proposed amendments would change the allowable maximum building height in the two centers in the Level B Plan as follows: 1) the max allowable height for the Urban Center would change to 80-feet and up to 128-feet with applicable height bonuses, and 2) would not change the max building height in the Community Center of 60-feet, but would allow up to 84-feet with applicable height bonuses. The Level A Plan would reflect these changes in Table 7-2 Development Standards. The Urban Center is in the Mesa del Sol/I-25 Activity Center and the Community Center is in the Mesa del Sol/University Activity Center and along the University Blvd. Multi Modal Corridor as designated in the Comprehensive Plan. Overall, the request is generally consistent with applicable Goals and policies in the Comprehensive Plan and the Mesa del Sol Level A Plan and Level B Plan.

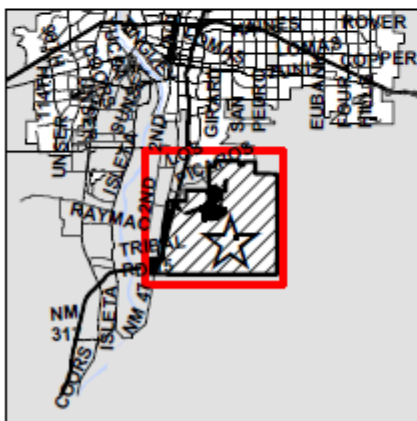
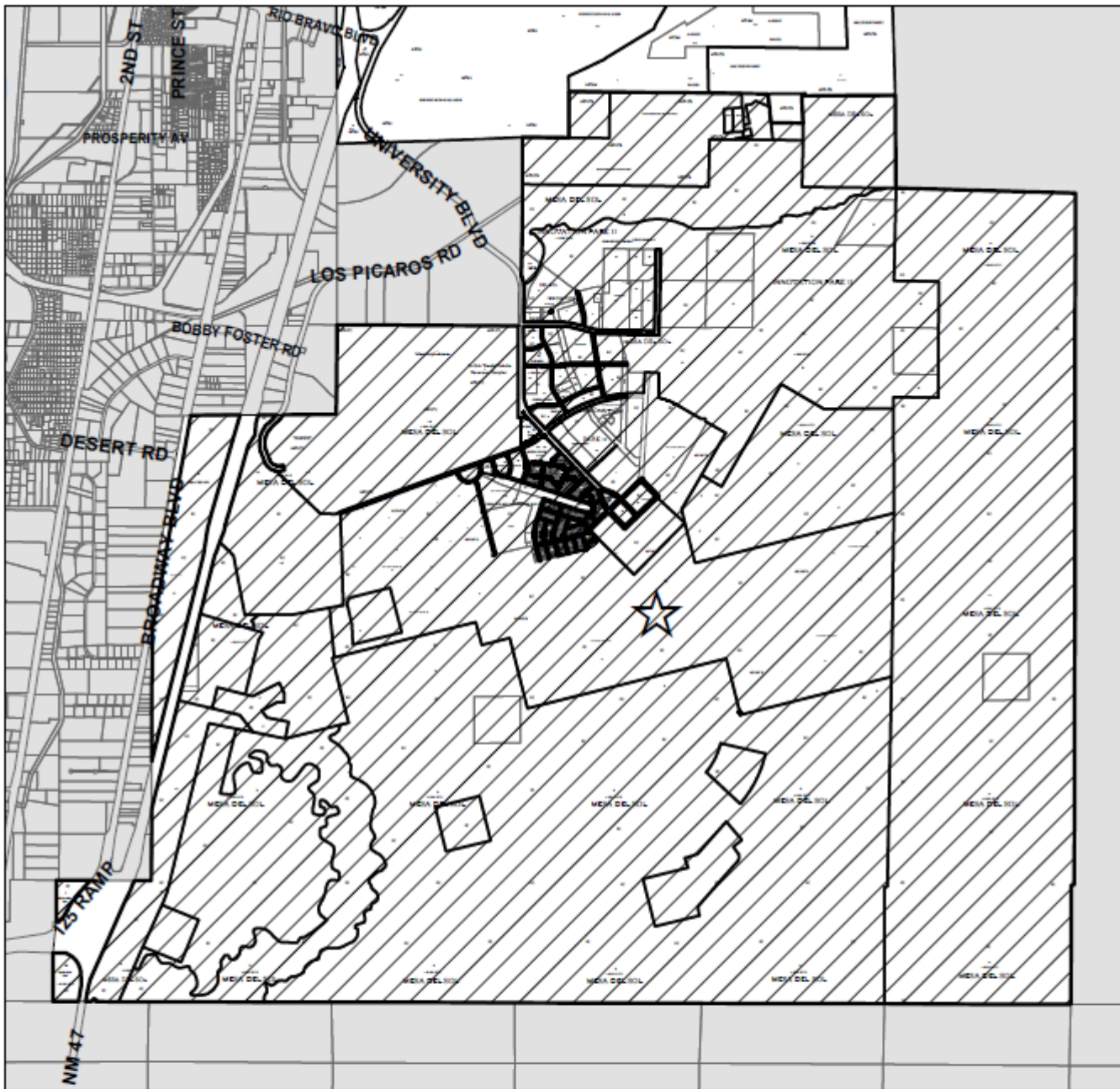
The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. A pre-application meeting was held. There was general support, but concern about raised building heights. Staff recommends approval subject to conditions needed to provide clarity and ensure internal consistency.

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IDO ZONING MAP

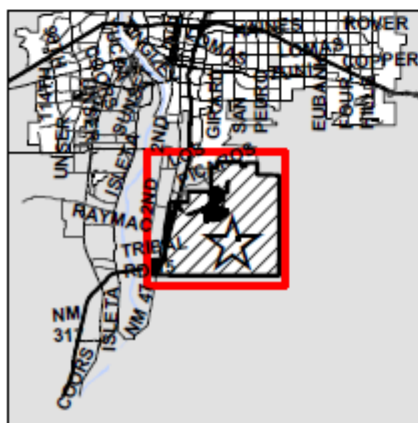
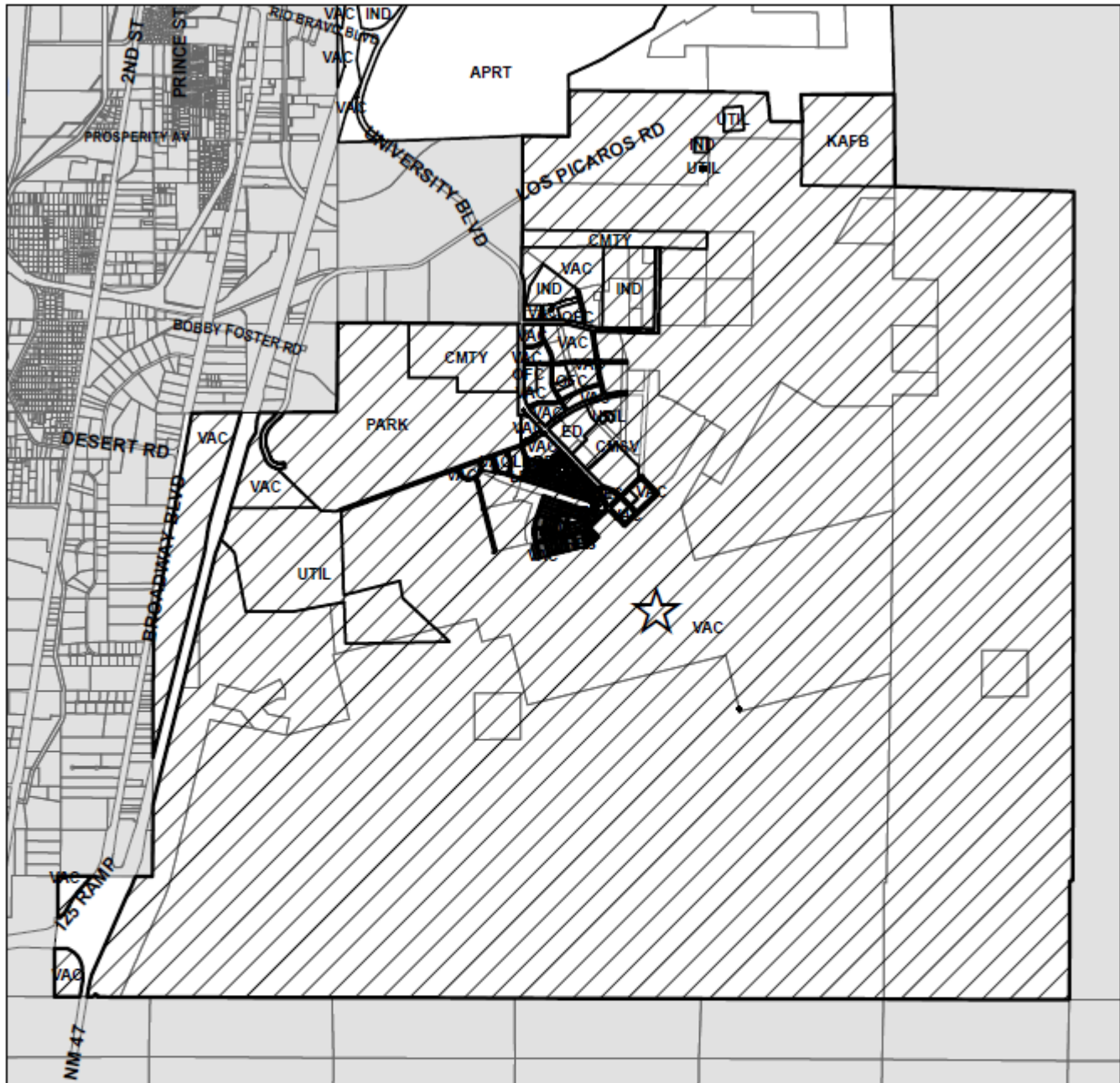
Note: Gray shading
Indicates County.



1 inch = 4,000 feet

Hearing Date:
11/17/2022
Project Number:
PR-2022-007805
Case Numbers:
SI-2022-01880 SI-2022-02011

Zone Atlas Page:
S-16 and S-17



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 = 4,000 feet

Hearing Date:

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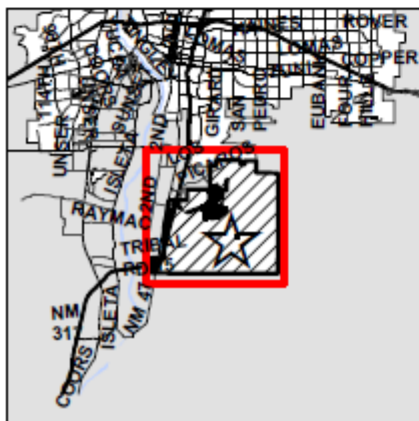
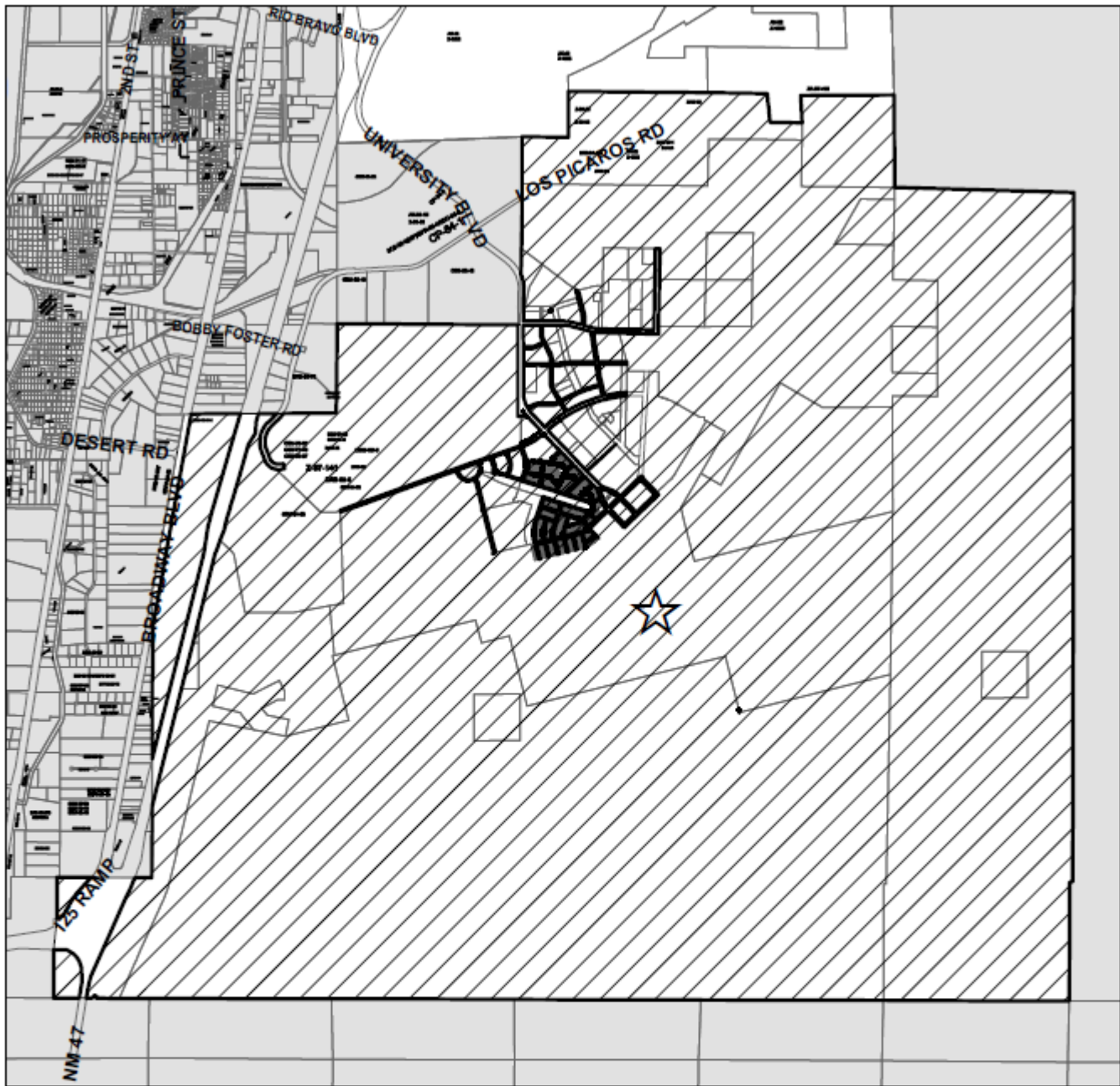
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HISTORY MAP

Note: Gray shading
Indicates County.



1 inch = 4,000 feet

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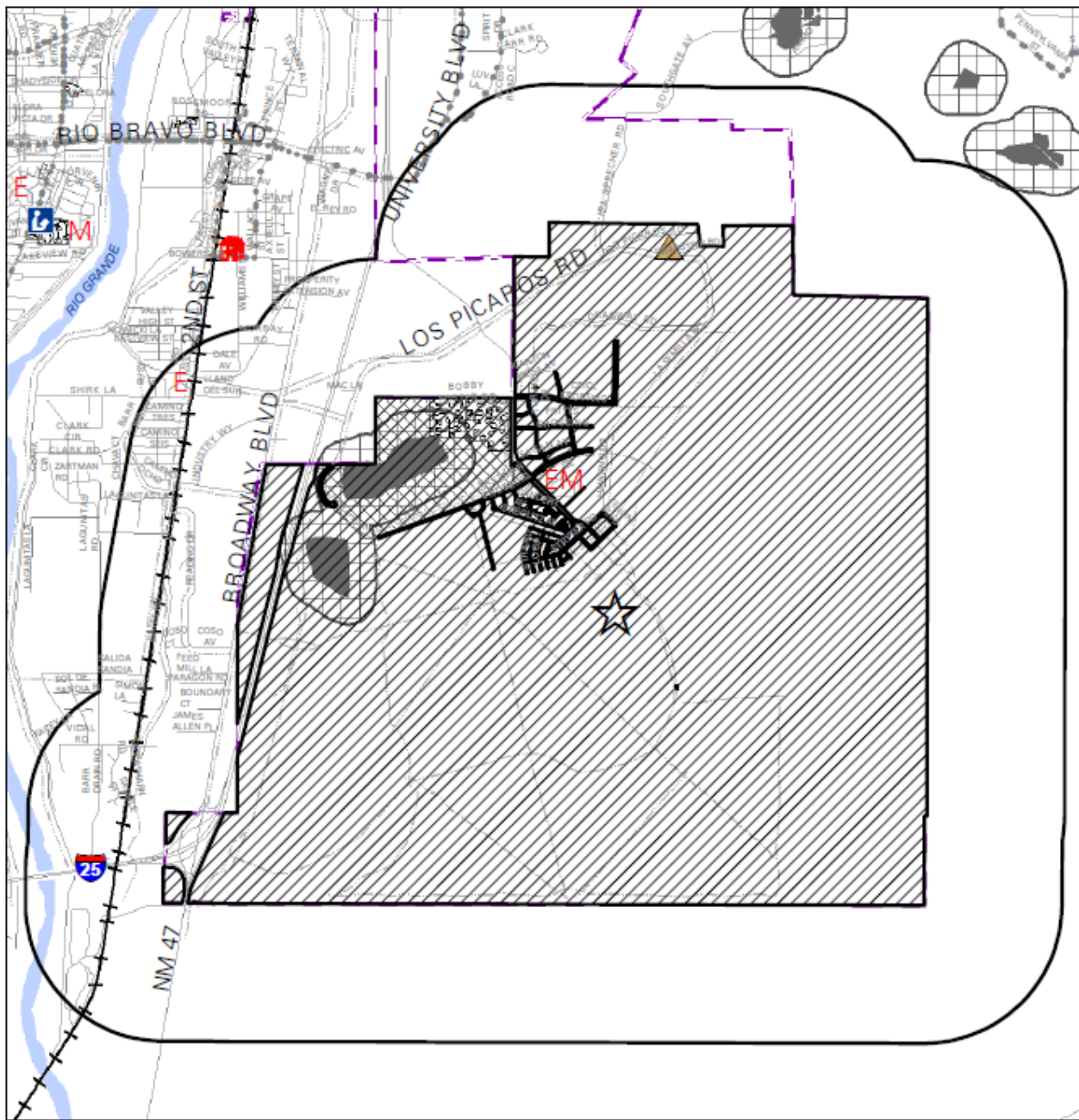
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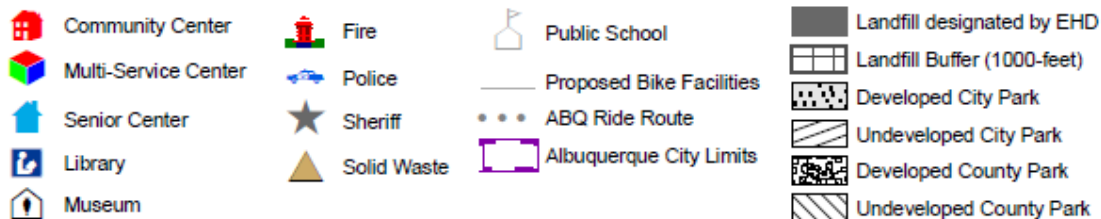
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Zone Atlas Page:

S-16 and S-17



Public Facilities Map with One-Mile Buffer



0 0.5 1
Miles

I. INTRODUCTION

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	PC (Planned Community)	Area of Change Area of Consistency	Residential, Office, Manufacturing, Escarpment, Vacant
<i>North</i>	NR-PO-C PC (Planned Community)	Area of Consistency	County Recreational Complex, Escarpment, Montessa Park
<i>South</i>	PC (Planned Community)	Area of Change Area of Consistency	Escarpment, Vacant, Pueblo of Isleta
<i>East</i>	PC (Planned Community)	Area of Change Area of Consistency	Vacant, La Semilla (Level A Plan Reserve Area)
<i>West</i>	NR-PO-C PC (Planned Community)	Area of Change Area of Consistency	Manufacturing, Heavy Commercial, Vacant, County land

Request

The request is for various text amendments to the Mesa del Sol (MDS) Level A Community Master Plan (the “Level A Plan”) and the Mesa del Sol Level B Community Master Plan (the “Level B Plan”).

The Mesa Del Sol Level A Plan contains approximately 13,000 acres situated in the southeastern portion of the City and south of the Albuquerque International Sunport (the “subject area”). The Level B Plan contains approximately 3,200 acres within the overall subject area, which is generally south of Los Picaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base (KAFB).

Text amendments are proposed for the approximately 88 acre-Community Center and 92-acre Urban Center (the “subject sites”) designated as Mixed-Use Centers in the Level A and Level B Plans. The proposed amendments would modify the allowable maximum building heights in the Level A Plan and Level B Plans as follows:

- 1) Change the allowable maximum height for the Urban Center to 80-feet and applicable height bonuses up to 128-feet, measured at the tallest part of the building.
- 2) Would not change the maximum building height in the Community Center of 60-feet, but would allow up to 84-feet with applicable height bonuses. Additional Building Height Stepdown Requirements are proposed for development within 30-feet of the Residential District, which would remain as a maximum allowable height of 60-feet.

Please refer to Section V of this report for more details.

Environmental Planning Commission (EPC) Role

Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The Level A Plan was heard by the EPC and approved by the City Council in 2006. The EPC approved the Level B Plan in January 2007 as a final decision-making body. In the Integrated Development Ordinance (IDO) framework, the request is classified as a Major Amendment and Major Amendments return to the original approving body [6-4(Z)(2)].

Both the Level A and the Level B Plans are considered Framework Plans (see definition). Unlike master plans, framework plans do not expire (See IDO Table 6-4-3).

Level A Plan Text Amendments

The task of the Environmental Planning Commission (EPC) is to review the proposed text amendments to the Level A Plan and make a recommendation to the City Council. The City Council is the City's final approval body for this request. The EPC is a recommending body with review authority.

Level B Plan Text Amendments

The Level B Plan approval process (Chapter 7, p. 104-106) specifies the EPC as the final approval body for the Level B Plan itself (see History section of this report for more information). The EPC was also the final decision-making body for the 2021 text amendments. Therefore, the EPC is the original decision-making body for the currently requested text amendments.

The Environmental Planning Commission's (EPC's) purview is the proposed amendments to the Level B Plan. The EPC is the final approval body for this request, unless the EPC decision is appealed.

Context & Land Use

The subject area

The subject sites are within the boundaries of the Mesa Del Sol (the "subject area") which is controlled by the Level A Plan and the Level B Plan.

The Level A Plan contains approximately 13,000 acres, located in the southeastern portion of the City and south of the Albuquerque International Sunport. The Level A Plan area extends roughly from the south side of Montessa Park and north side of the Bernalillo County Recreational Complex, to Isleta Pueblo's northern boundary. Broadway Boulevard and Interstate 25 border the western edge of the Level A Plan area. The eastern border is the La Semilla Reserve area, approximately 2,700 acres leased to the Department of Energy to serve as a buffer between Mesa del Sol and KAFB.

The Level B Plan area contains approximately 3,200 acres contained within the larger 13,000-acre Mesa Del Sol Level A Plan area. The Level B Plan Area is located generally south of Los Picaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta and the Level A Plan area, mostly east of Interstate 25 and Broadway Blvd., and west of the Level A "La Semilla" Reserve Area and KAFB.

The subject area is mostly vacant. However, portions of it are gradually developing with office, manufacturing, industrial, and residential uses, mostly near the middle of the Level B Plan area and along the University Blvd. Employment Center area.

The Subject Sites

The approximately 92-acre Urban Center, is designated as the most intense Mixed-use Center in the Level A Plan and consists of employment, housing and regional retail uses. It is located below the escarpment near the planned Mesa del Sol interchange (Mesa del Sol Blvd. & I-25). It is situated just east of Interstate-25 and adjacent to the planned UNM branch campus to the SE, which is currently vacant.

The approximately 88-acre Community Center is designated as a mixed-use Center in the Level A Plan and is intended to provide retail and civic services and housing opportunities at the juncture of the Employment Center, UNM Campus and Transit Corridors. It is located in the central area of MDS on the northeaster portion of the mesa. To the northeast is mostly vacant land designated as UNM Campus Land. To the south and west is vacant residential land. Most of this land is available for development; some of it is already developed and has infrastructure.

A variety of land uses are allowable within the Urban Center and Community Center pursuant to the Level A Plan Permissive Uses by Land Use District, which include: Residential, Residential Commercial, Office and Institution, Neighborhood Commercial, with Community Commercial only allowed in the Urban Center. (see Table 7-1 Permissive Uses by Land Use District, p. 74).

Comprehensive Plan Designations

The Level A and Level B Plan areas are designated an Area of Change and an Area of Consistency by the Comprehensive Plan. The subject area is within the Mesa del Sol Community Planning Assessment Area (CPA).

The Urban Center (Mesa del Sol/I-25) is designated a Developing Activity Center by the Comprehensive Plan.

The Community Center (Mesa del Sol/University) is designated a Developing Activity Center by the Comprehensive Plan.

University Blvd. SE is a designated Multi-Modal Corridor that runs NW to SE and through the Mesa del Sol Community Center. Multi-modal corridors are generally intended to focus heavily on providing safe, multi-modal transportation options (Comprehensive Plan, p. 5-17).

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), includes existing roadways and proposed roadways.

The LRRS map classifies Bobby Foster Rd. SE and University Blvd. SE as Community Principal Arterials. Two proposed Community Arterials are shown in the Level B Plan Area; one runs west from the Community Center (just south of the Employment Center) and the other runs south from the Community Center. The rest of the Level B Plan Area generally forms a grid of proposed Major Collectors and Minor Collectors, with a few significant Minor Arterials. One proposed Minor Arterial connects the main street grid to near the Interstate 25/Broadway Blvd. interchange.

A grid of proposed Minor Arterials is shown in the Community Center, perpendicular to the University

Blvd. couplet at the heart of the Community Center. The proposed Minor Arterials extend northward into the Employment Center; one is Hawking Blvd. and is constructed. The other is to the east, approximately parallel to Hawking Blvd., and is not yet built.

A proposed minor arterial is planned to run through the Urban Center, north to south from Bobby Foster Rd. to Tribal Rd. 15. No other roadways are planned/exist.

Trails/Bikeways

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

University Blvd. SE has a bicycle lane and a paved multi-use trail (University Trail) that extends southward and ends at approximately Crick Ave. SE, in Mesa del Sol. The bicycle lane is proposed to extend further southward and connect to the existing bicycle lane that serves the Community Center (the University Blvd. couplet streets) and the first neighborhood. There is also a bicycle lane along Stryker Rd. SE.

There are currently two proposed buffered bike lanes that are planned to run through the Urban Center once developed. Los Picaros Bike Lane would run north-south (Los Picaros) and Mesa Del Sol Bike Lane would start at Broadway Blvd. SE and run east-west to the Community Center.

Transit

At the present time, Mesa del Sol is not served by ABQ Ride transit and there are no bus routes shown.

Public Facilities/Community Services

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

II. HISTORY/BACKGROUND

The 1992 pre-annexation agreement, entered into by the State Land Office (SLO), University of New Mexico (UNM) and the City of Albuquerque, stipulates that City regulations and procedures will apply to development of Mesa del Sol. Mesa del Sol was designated a Reserve area by the Comprehensive Plan for many years.

Zoning & Interim Actions

Mesa del Sol was annexed in January 1993 (AX-92-1). The City Council established SU-2 for PC (Planned Community) zoning (Enactment 5-1993, AX-92-1/Z-92-26). The Council also adopted the "Mesa del Sol Master Plan" (1983) as an interim Sector Development Plan to serve in the meantime until adoption of a Level A Master Plan. In 1996 and 1997, City Council approved an amendment to the interim Master Plan to accommodate a regional recreational facility (Enactment 8-1997). The EPC recommended approval of a Level A Master Plan to City Council (SPR-97-5) in 1999, but the Council did not adopt it then.

In 1993, City Council established zoning as SU-2 for Planned Community (PC) for the entire approximately 13,000 acres of Mesa del Sol. The PC zone (Zoning Code §14-16-2-29) allows a variety of uses controlled by plans on sites suitable for planned communities in the Reserve and Rural areas.

The Zoning Code refers specifically to the Planned Communities Criteria (PCC) for review and approval procedures.

In May 2005, the EPC heard a zone map amendment and a site development plan for subdivision with design standards for the approximately 210-acre Phase I of the Employment Center (approximately 410 acres total). The EPC approved the Master Development Plan- Mesa del Sol Employment Center, Phase 1 (Project #1004097/05EPC-00576 & 00579) and recommended approval of the zone map amendment for the 410 acres to City Council. In September 2005, Council approved the zone map amendment (O-05-142). These actions preceded the Level A Plan in order to “jump start” the employment area.

In 2006, the EPC recommended approval to the City Council of a zone map amendment from “SU-2 for Planned Communities (PC)” to “Planned Communities (PC)” (Project #1004620/06EPC-00465), for the entire Mesa del Sol area (Project #1004620, Enactment O-2006-038). The Council adopted the zone map amendment in October 2006 (Enactment O-2006-038). All of Mesa del Sol, the Level A and Level B Plan areas, is zoned PC.

Upon the effective date of the Integrated Development Ordinance (IDO) on May 17, 2018, Mesa del Sol’s zoning remained PC.

The Planned Communities Criteria

The *Planned Communities Criteria (PCC): Policy Element* was adopted in 1990 (Enactment 151-1990) and revised in 1991. This document, which applied to Rural Areas and Reserve Areas designated by the Comprehensive Plan, provided guidance for planned community (PC) master plans and a framework for review. Mesa del Sol was classified as a Reserve Area and was subject to the PCC.

The PCC criteria were a framework for large-scale developments that considered overarching issues such as housing, transit and financial aspects, rather than focus on planning at the individual project level (p.3). A key concept is that a planned community be “no net expense” to the City, which is why Development Agreements have been so important in Mesa del Sol.

Due to the long-term nature of planned communities, the criteria allowed flexibility and phasing within a three-tiered structure of Community Master Plan (Level A), Village and/or Community/Employment/Urban Center Plan (Level B), and Subdivision/Site Plan (Level C). The criteria address Land Use, Transportation, Environment & Open Space, Government & Public Services, and Development Agreement, for each tier.

Level A Community Master Plan- the “Level A Plan”

The EPC heard the Level A Community Master Plan (the “Level A Plan”) in August, October and November 2005 (Project #1004260, 05EPC-00987). In January 2006, the Council adopted the Level A Community Master Plan which superseded the interim Mesa del Sol Master Plan (Enactment R-2006-005).

The common theme throughout the Level A Plan is New Urbanism; community building, mixed-use centers and multi-modal transportation are emphasized. Job creation and sustainability are key concepts in Mesa del Sol development, which will include residential villages, community centers and employment centers. Each neighborhood will have an identifiable center and edge, yet still be connected

to other land uses. Larger activity centers will be more urban in character. The Level A Plan includes the Level A Technical Appendices, which address water supply, stormwater management, street design, intersection design, parking and transportation.

Level A Development Agreement-2006

When City Council approved the Level A Plan, it also approved the Level A Development Agreement between the City of Albuquerque and the applicant (F/S R-05-4). The Level A Development Agreement outlines cost-sharing strategies to ensure that Mesa del Sol will not be a net expense to local government, as required by the Planned Communities Criteria (PCC). The Development Agreement also outlines entitlements, including land use districts, which mirror City Zoning categories. The Level A Plan could not be finalized until the Level A Development Agreement was finalized and fully executed.

Mesa del Sol Level B Community Master Plan- the “Level B Plan”

The approximately 3,100-acre Mesa del Sol Level B Community Master Plan (the “Level B Plan”) encompasses land approximately near: the intersection of Broadway Blvd. and Interstate 25 (I-25), between Broadway Blvd. and I-25, to the south and east of the regional park/amphitheater, east of the buffer with Kirtland Air Force Base (KAFB), and a few miles north of the southern boundary with Isleta Pueblo (see attachment). This irregular shape has been informally referred to as the “pterodactyl” due to its resemblance to the prehistoric creature.

The Level B Plan area includes a 40-acre secure employment area near KAFB, the southwestern portion of the Employment Center, the Urban Center, the Community Center, Mesa del Sol Boulevard, the Central Park, Village Center 1, some residential areas, some land on the Escarpment, and a strip of commercial land near I-25. Not included are the rest of the Employment Center, three other planned Village Centers and lands held by UNM for future campuses. Like the Level A Plan, the Level B Plan has Technical Appendices. The Level B Technical Appendices, which are more specific than the Level A technical appendices, contain signage standards, a landscaping palette, a transportation update, modeling results, street naming, street sections, a stormwater/drainage plan and a utilities plan.

Level B Development Agreements-2006

The development agreements associated with the Level B Plan address infrastructure and services in greater detail than the Level A Development Agreement. One Level B Development Agreement is with the City of Albuquerque and another is with the Albuquerque/Bernalillo County Water Utility Authority (WUA). The former identifies public incentives, including provisions for affordable housing and open space, and the latter specifies water supply for Mesa del Sol. There is also a Master Development Agreement for the TIDDs (tax increment development districts).

Like the Level A Plan, the Level B Plan could not be finalized until applicable Level B Development Agreements were finalized and fully executed. The Level B Plan (Project #1004075/06EPC-01444) received final sign-off in February 2008. The Level B Plan was amended in September 2008 (Project #1004075/08EPC-40047) to include a master plan for wireless telecommunication facilities (WTFs, commonly called “cell sites”), which the Plan had not previously addressed.

Level C Plans

After the Level B Plan was finalized, subsequent site development plans for building permit and site development plans for subdivision became officially known as “Level C Plans”, although the term Level

C existed with the Planned Communities Criteria (PCC) document (1991). Level C Plans are reviewed by the Development Review Board (DRB) or the Planning Director (staff) with advice of the City Engineer (see p. 106). A variety of Level C plans, including site development plans and subdivisions that facilitated development of residential uses (such as the First Neighborhood) followed.

Related Historic Cases

In May 2006, the EPC heard two Mesa del Sol cases. The EPC recommended approval of a zone map amendment from SU-2 for Planned Communities (PC) to Planned Communities (PC) (Project #1004620/06EPC-00465), which Council adopted in October 2006 (Enactment O-2006-038).

In May 2006, the EPC approved a site development plan for building permit for a movie studio (Project #104818/06EPC-00466), which became known as ABQ Studios. The approximately 28-acre subject site was located at the far southern end of the Employment Center, adjacent to the Community Center. The approved site development plan showed five large buildings interior to the site and four smaller buildings fronting University Blvd. SE (Phase I) Phase II consisted of two, larger buildings fronting University Blvd. SE, for a total of approximately 470,000 sf of building area.

The EPC also approved the following site development plans for building permit for Mesa del Sol: the first building, located in the Employment Center, in November 2005 (Project #1004097); two buildings in the Employment Center (Buildings 2 and 3) in June 2006 (Project #1004872/06EPC-00621); two buildings in the Community Center in June 2006 (Project #1004873/06EPC-00622); an elevated water reservoir in March 2007 (Project #100555/07EPC-0110); a fire station in June 2007 (Project #1005542/07EPC-00570).

Subsequent to these, a variety of cases were heard by the DRB for the residential area and included actions such as bulk land plats (ex. Project #1006539), vacations (ex. Project #1006007), and preliminary and final plats (ex. Project #1006003, Project #1006516).

In September 2012, the EPC approved Text Amendments to the Mesa del Sol Level B Community Master Plan that revised the boundaries of the Level B Plan area including acreages planned for two single-family residential land use categories (Project # 1004075/12EPC-40048).

In August 2021, the EPC approved Text Amendments to the Mesa Del Sol Level B Plan and the Level B Plan Technical Appendices that were specific to a southern portion of the Employment Center to facilitate re-development and expansion of the ABQ Studios site and modify the transportation network, the linear park/open space/drainage network, and utility networks (PR-2021-005684/SI-2021-00975).

On November 17, 2022 the EPC approved text amendments to the Mesa Del Sol Level B Plan and forwarded a recommendation of approval for text amendments to the Level A Plan to City Council, which was approved by Council in February 2023. These amendments changed a 500-acre portion of the Residential Village on the eastern edge of the La Semilla escarpment and the southern edge of the UNM Campus, to an Office/R&D designation within the Level A and Level B Plan and designated it as an Employment Center (PR-2022-007805 SI-2022-01880/SI-2022-02011).

III. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Zoning

Both the Level A Plan area (approximately 13,000 acres) and the Level B Plan area (approximately 3,200 acres within the Level A boundaries) are zoned PC, Planned Community. The purpose of the PC zone is to accommodate innovative, very large-scale residential or mixed-use communities that cannot be accommodated through the use of other zone districts, provided those projects are consistent with the Comprehensive Plan, and include significant public benefits that would not otherwise be required of the applicant. Because of their size, projects in this zone district will include construction of new and expanded transportation networks and infrastructure. This growth may require additional analysis and resulting measures to mitigate impact on the surrounding community.

The Level A Plan Table 7-1. Permissive Uses by Land Use District lists City Zone districts allowable in Mesa del Sol Land Use Districts. The allowable zone districts were assigned prior to the adoption of the IDO and were converted upon adoption of the IDO in 2018. IDO conversions are listed in IDO Table 2-2-1: Summary Table of Zone Districts.

IDO Section 14-16-2-6(B)(5)(d) Mix of Uses and Housing Types states that each phase of a Planned Community shall include at least 10 percent of the land area for non-residential uses and that no phase of a Planned Community may develop more than 80 percent of the land area designated for residential or mixed-use development as single-family detached dwellings.

Framework Plans

The Mesa Del Sol Level A Community Master Plan and The Level B Community Master Plan are considered Framework Plans under the IDO. A Framework Plan is defined as follows:

A plan that accompanies applications for the creation of a PC zone district that describes, in general terms and without engineering level detail, proposed land uses (based on definitions in this IDO); proposed maximum and minimum intensities of development for each development phase or area; and the location, size, alignment, and connectivity of proposed automobile, bicycle, and pedestrian circulation systems; open space and/or wildlife habitat systems; and storm drainage systems and facilities.

Although considered Framework Plans, the titles of “Community Master Plan”, will remain. This name is used in development agreements and contracts pertaining to the Level A and Level B Plan areas and need to be consistent so that these related documents do not need revisions.

For purposes of situating the Level A and Level B Plan in the IDO structure, Framework Plan is the definition that most closely describes the Plans and their contents. The term Master Development Plan, under the IDO, refers to a plan to achieve a coordinated private development such as a business park or industrial park. The term Master Plan refers to the Rank III plans in the City’s planning system. Unlike master plans, framework plans do not expire (See IDO Table 6-4-3).

Process

Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level A Plan was reviewed by the EPC in October

2005 and approved by City Council in January 2006 and remains valid. The Level B Plan was approved by the EPC in January 2007, and was updated in 2012 and 2021 and remains valid.

Also pursuant to IDO 14-16-1-10(A)(1), notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. While the existing development standards continue to apply, process is pursuant to the IDO. This is supported by two provisions:

- i) 14-16-6-4(Y): Amendment of Prior Approvals. If a proposed project exceeds the thresholds for Minor Amendments in 6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would increase the dimension of a standard (height) [6-4(Y)(2)9a)2.] and affects two existing Activity Center overlay zones [6-4(Y)(2)(a)(11)].

Therefore, the request is a Major Amendment to a prior approval.

- ii) Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The EPC reviewed and forwarded a recommendation of approval to City Council in 2005 for the Level A Plan. The EPC was the reviewing body and City Council was the decision-making body, consistent with the hierarchy of approvals established in the Planned Communities Criteria (PCC). The EPC approved the Level B Plan in January 2007. Therefore, the current request for a major amendment to the Level A Plan is required to be heard by the EPC and decided by City Council and the request for a major amendment to the Level B Plan is required to be heard and decided by the EPC.

The PC zone [14-16-2-6(B)(7)] states that development on properties with PC zoning and a Framework Plan can be approved through a site plan pursuant to the applicability, procedures, and criteria in the IDO- the thresholds for Site Plan-EPC, Site Plan-DRB, and Site Plan-Administrative. If any future site plan associated with this request meets the DRB thresholds, it will go to the DRB if an application is submitted prior to December 24, 2022. If a site plan is submitted on December 25, 2022 or after, the request will go to the Development Hearing Officer (DHO) for review.

Charter of the City of Albuquerque

The citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

ARTICLE I. INCORPORATION AND POWERS

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amendment of the Level A and Level B Plans for Mesa del Sol is an exercise in local self-government and falls within the City's powers granted by its Charter.

ARTICLE IX. [ENVIRONMENTAL PROTECTION]

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

The proposed text amendments to raise allowable maximum building heights would generally help ensure the proper use and development of land in the Level A and Level B Plan areas while generally maintaining an aesthetic urban environment. The request is generally consistent with applicable articles of the City Charter.

Albuquerque/Bernalillo County Comprehensive Plan (Rank I)

The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

The Level A Plan and Level B Plan areas are mostly designated as an Area of Change, but there are some Areas of Consistency (ex. the first neighborhood, some environmental features). Area of Change policies allow for a mix of development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation. 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 (Comprehensive Plan, p. 5-23).

In this case, most of the Goals and Policies below were included by the applicant in their justification. Applicable Goals and policies are listed below. Staff analysis follows in ***bold italic text***.

Chapter 4: Community Identity

Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged the community through a facilitated meeting on February 9, 2023. The applicant worked with the neighborhood associations and residents of Mesa del Sol to mitigate concerns about the proposed building height in the Community Center. Therefore, the request is consistent with Goal 4.2 Process.

Chapter 5: Land Use

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

The subject sites are located in the growing Mesa del Sol Community that is planned to be connected by a network of corridors at full build out. The Urban Center is located in the Mesa Del Sol/I-25 Activity Center and the Community Center is in the Mesa Del Sol /University Activity Center, which is along the University Multi -modal Corridor as designated by the Comp Plan. The request would facilitate future mixed-use development in the two centers that could help the community continue to grow with higher intensity housing and retail. Although much of the subject sites is vacant and not yet developed with infrastructure, the long-term plan for Mesa del Sol is to have a community

connected by a multi-modal network of corridors. Therefore, the request is generally consistent with Goal 5.1- Centers & Corridors.

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

The request could facilitate future regional growth in the Urban Center, which is planned as the highest intensity mixed-use center in the Mesa del Sol Level A Plan. The request to change maximum building heights in the Urban Center and Community Center would allow higher intensity development in mixed-use centers that could capture regional growth in two Activity Centers. The community Center is along a Multi-Modal Corridor, which is intended to capture regional growth. The request is generally consistent with Policy 5.1.1-Desired Growth.

Policy 5.1.1 Sub policy a) Create Walkable places that provide opportunities to live, work, shop, and play.

The request would facilitate development and may increase opportunities to live, work, shop and play in two mixed-use Centers in MDS that are already planned to be walkable places. Increased building heights could further the opportunity for higher intensity mixed-use centers, ensuring walkable mixed-use centers. Additionally, the proposed “ground floor commercial” height bonus could encourage walkability in mixed-use residential developments. The request is generally consistent with Policy 5.1.1 sub-policy a.

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

The request could facilitate future development in the Urban Center and Community Center, which is along a Multi -Modal Corridor, with higher intensity development due to the request for an increase in maximum building heights. The Urban and Community Center are planned mixed-use centers intended to encourage density, compact development, and higher intensity housing than the greater MDS community, therefore the request is consistent with Policy 5.1.1 Subpolicy c.

Policy 5.1.1 Sub policy d) Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.

The request would encourage future development of multi-story, mixed-use residential buildings in Mesa del Sol/I-25 Activity Center (Urban Center) and the Mesa del Sol/University Activity Center (Community Center), which could ensure housing density in mixed-use centers already planned for high intensity housing. The request is generally consistent with Policy 5.1.1 Subpolicy d.

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

The request could facilitate future mixed-use development in the Urban and Community Center in MDS which are planned for high intensity development where residents can live close to work. Mesa del Sol is designed to create connectivity throughout the community, therefore the proposed height bonuses for workforce housing and ground floor commercial would encourage future

mixed-use development where residents could live, work, and possibly learn, shop, and play together. The request is generally consistent with Goal 5.2 Complete communities.

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

Sub policy d) Encourage development that broadens housing options to meet a range of income and lifestyles.

Sub policy f) Encourage higher density housing as an appropriate use in the following situations: i. Within designated Centers and Corridors.

The proposed amendment would contribute to creating a healthy and sustainable distinct community by proposing height bonuses that could facilitate future development in the Community Center that is accessible from the surrounding residential villages, the UNM campus, and the Employment Center. The request would contribute to the development of the Urban Center, which is planned for high intensity mixed-use development that is accessible from Mesa del Sol Blvd. and I-25. The request supports the Level B Plans mixed-use community goals.

Additionally, the proposed workforce housing building height bonus would encourage and broaden mixed-use live-work housing options pursuant to the Workforce Housing Act.

The proposed building height increase in the Mesa del Sol/I-25 and University Activity Centers and along the University Multi-Modal Corridor and is generally consistent with Policy 5.2.1- Land Uses and Sub-policies d and f.

Policy 5.2.2 -Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The amendment would affect Centers and Corridors in the master-planned community of Mesa del Sol, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC. The request is consistent with Policy 5.2.2- Planned Communities.

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

The request would increase allowable building heights in the Urban and Community Centers with applicable workforce housing height bonuses, which could facilitate future growth of jobs near housing. The request would facilitate development of live-work mixed—use development, but the second intent of this Goal is to prioritize job growth west of the Rio Grande (not east), where the housing/jobs ratio is unbalanced because the amount of housing far outstrips the amount of employment historically and currently, therefore the request is only partially consistent with Goal 5.4- Jobs-Housing Balance.

Chapter 7: Urban Design

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-

oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The proposed Ground Floor Commercial building height bonus would allow any development in the Urban and Community Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade a height bonus. This could facilitate development that increases walkability in the mixed-use centers, which are already intended to promote walkability. Therefore, the request is generally consistent with Goal 7.2 Pedestrian-Accessible Design.

Chapter 8: Economic Development

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

The request would facilitate different development intensities and building scales in the Urban and Community Centers, which could encourage economic development opportunities for MDS. These mixed-use Centers allow a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol and help encourage economic development. The request is consistent with Policy 8.1.1 Diverse Places.

Chapter 9: Housing

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment would encourage increased housing density in the Urban and Community Centers, which are appropriate locations. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development. The request is generally consistent with Goal 9.3-Density.

Mesa Del Sol Level A Community Master Plan 2006 (the “Level A Plan”)

Adopted in January 2006, the Level A Plan covers approximately 13,000 acres and emphasizes community building, mixed-use centers and multi-modal transportation. New urbanism is a common theme; job creation and sustainability are intended to play key roles in future development. As the highest ranked development plan for Mesa del Sol, the Level A Plan guides the Level B Plan and Level C Plans. The Level A Plan establishes a framework for planning and development of the overall Mesa del Sol Community in which it establishes goals and policies for the community. These goals and policies are intended to “form the basis for the creation of a transportation network, a land use plan, including a hierarchy of activity centers, a parks and open space plan and plans for public facilities and utilities to serve the community: (Level A Plan p. iii).

The document is available online here:

<https://documents.cabq.gov/planning/online-forms/MdS%20Level%20A%20AA%20amendment%2002.28.23.pdf>

Level A Plan Community Building Principles

The Level A Plan has five Goals for community building: economic development; district and neighborhood structure; ecological sustainability conservation, and restoration; diversity and balance, and human scale. These principles support the overarching goal in the to address interrelated issues of land use and infrastructure coordination, air quality and traffic, transit-friendliness, housing diversity and fiscal impacts (p. 8).

The proposed text amendments to the Level A Plan relate to the applicable community building principles as follows:

1.2.1 Economic Development (p. 8)

“Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request could facilitate future mixed-use development in the Urban and Community Centers, which could create jobs near housing and help to foster a viable economy and sustainable community where residents can live, work, and play. The request is generally consistent with the community building principle regarding economic development.

1.2.2 District and Neighborhood Structure (p. 10)

[Mesa del Sol will be] “carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods, each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system.”

The request could facilitate development in the Urban and Community Centers. The Urban Center is planned as the most intense mixed-use center in MDS. Raising allowable maximum heights could facilitate development necessary to create identifiable places and promote a variety of types of employment, high-density housing, and retail uses along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge. The request is generally consistent with the community building principle regarding district and neighborhood structure.

Mesa Del Sol Level B Community Master Plan 2008, 2012 (the “Level B Plan”)

The Level B Plan continues the Community Building Principles of the Level A Plan and, consistent with its place in the PCC hierarchy of Plans, discusses these concepts in more detail and applied to a smaller area. Specifically, the Level B Plan provides diverse strategies for implementing the key sustainability principles outlined in the Level A Plan: economic viability, response to context and location, and resource efficiency (p. 4 of Level B Plan). The document is available online here:

https://documents.cabq.gov/planning/adopted-longrange-plans/PR-2021-005684_SD-2021-01516_MdS_Level_B_Framework_Plan_10-20-21%20-%20Signed.pdf

Consistent with the Level A Master Plan, sustainability is the core principle of the Level B Plan and is more than the sum of its parts: it means incorporating environmental, social, and economic well-being into the community. The following is Staff's analysis of the Level B Plan's strategies as they apply to the proposed amendments:

1.3.2 Economic Viability, B. Local Economy (p. 5)
(marketability, local economy, sustainability through diversity).

Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.

The proposed Workforce Housing Building height bonus would apply to any development in the Urban Center and Community Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act. This would facilitate more jobs, which could improve the jobs-housing balance in the area and could have a multiplier effect throughout the local economy. The Urban and Community Center within the Level A Plan allows high density residential housing land uses, which is intended to create a job to housing balance. As additional mixed-use live-work housing is developed, there will be additional opportunity for people to live near the jobs in the Employment Center. The request is consistent with the Economic Viability strategy.

1.3.3 Context and Location (p. 6)
(open space, dark skies, air quality, global systems, heat island).

Development at Mesa del Sol will take full advantage of the sense of identity created by the site's rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.

The requested text amendments are to increase the allowable maximum building heights and add applicable height bonuses to the Urban and Community Center which could facilitate future development. Any future development facilitated by this request will be required to follow development standards within the Level B Plan in addition to the Level B Technical Appendices. Any future site plans would be required to be reviewed by the DFT (Development Facilitation Team) or DHO (Development Hearing Officer) which would help ensure that the Lighting, Open Space, and related design standards within the plan are followed in response to context and location. Staff suggests, when future site plans are reviewed, that the larger topics of open space provision and connectivity be discussed to determine what additional efforts can be made, and/or measures taken, to help ensure this strategy can be carried out in a strong manner as envisioned. Therefore, at this time, the request is partially consistent with the Response to Context and Location Strategy.

The Level B Plan outlines Goals and Objectives in Chapter 2, Land Use, which are applicable to the proposed text amendments as follows:

2.3.1 Goals and Objectives for Mixed-Use Centers (p. 20).

b) Building Orientation and Setbacks

“Building placement that reinforces the public area through detailing, building transparency, and entry emphasis is especially important for uses typical in mixed-use centers, such as multi-family, mixed use, and commercial buildings. These standards also complement parking location standards, which generally call for parking to be behind, rather than in front of buildings.”

The request proposes applicable building height bonuses including a Ground Floor Commercial and Structured Parking bonus which could complement the mixed-use centers in which they are located (Community Center and Urban Center). The placement of buildings with applicable height bonuses in Community Center would be required to have a stepdown requirement which would complement the surrounding mix of uses, therefore the request is generally consistent with the Goal 2.3.1 b and objectives for mixed use centers.

c) Scale and Definition

“While busy commercial streets are designed to facilitate automobile traffic, in order for them to be truly successful spaces they must also welcome pedestrians by creating a suitably scaled environment.”

The request proposes a Ground Floor Commercial building height bonus which could facilitate pedestrian friendly development in a suitably scaled environment that is planned for mixed-uses. The request is generally consistent with Goal 2.3.1 c.

The Level A and Level B Plan Development Standards

The Level A Plan contains Development Standards including: Permissive Uses by Land use district, Off-Street Parking, Street Sections, Open Space, Curb Radii, and stormwater management. Future Site Plans facilitated by this request would be required to meet the Development Standards for an Employment Center and the allowable uses within pursuant to Table 7-1 and 7-2 within the Level A Plan.

The Level B Plan contains Development Standards that apply to the six types of districts established: Employment Center, Highway Commercial, Urban Center, Community Center, Village Center, and Residential Villages. The smaller subject site is located in the Employment Center. Future site plans facilitated by this request would be required to meet the Employment Center standards for development, site design, and building design (see Level B Plan p. 18-19).

IV. SITE PLAN- MAJOR AMENDMENT

Site Plan-EPC Review & Decision Criteria

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including Major Amendments to prior approvals, will be approved if it meets all of the following criteria:

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis (see above), the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A and Level B Plans. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

- 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.
- The Level A or Level B Plan areas do not have any NR-SU or PD zoning within its boundaries.*
- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Future site plans will be reviewed by the Development Facilitation Team (DFT) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DFT/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.*
- 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.
- The requested amendments do not impact the existing infrastructure and public improvements at this time. Any future development would warrant a review by the DFT/DHO for specifics when site plans are submitted. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.*
- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.
- The proposed text amendments would not create significant adverse impacts or significantly impact the subject site or surrounding area. Future site plans will be reviewed by the DFT or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area.*
- 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.
- Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.*
- 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking

congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level A or Level B Plan areas are not in a designated Railroad and Spur Area.

V. PROPOSED TEXT AMENDMENTS & ANALYSIS

Staff has prepared a table to summarize the proposed amendments to the Level A Plan and the Level B Plan.

The applicant provided applicable redlined pages for the Level A and Level B Plan which depict the text amendments outline below (see attachments).

Proposed Level A Plan Amendments:

Category	Page	Change	Description
Development Standards	74	Table 7-2. Development Standards	Update the Maximum Height (feet) for the Urban Center to 128 feet and the Community Center to 84 feet.
		Table 7-2. Notes:	Add language that describes that the max. height is 80 feet in the Urban Center with applicable height bonuses and 60-feet in the Community Center with applicable height bonuses with up to two height bonuses.

Proposed Level B Plan Amendments:

Category	Page	Change	Description
Land Use: Urban Center	21	2.3.2 Development Standards – Urban Center e) Height, 2. Maximum	Change the text to reflect the changes to the Maximum Allowable height of 80 feet and 128 feet with height bonuses.
		2.3.2 Development Standards – Urban Center e) Height, 3. Building Height Bonus	Add a section describing the applicability/requirements of building height bonuses in the Urban Center.
Land Use: Community Center	22	2.3.3 Development Standards – Community Center e) Height, 2. Maximum	Change the text to add the height bonus up to 84 feet from the allowable 60-feet where applicable.
		2.3.3 Development Standards – Community Center e) Height, 3. Building Height Stepdown Requirement	Add language describing that building height bonuses are not permitted within 30-feet of the Residential District (not including Residential Corridor).
		2.3.3 Development Standards – Community Center e) Height, 4. Building Height Bonus	Add a section describing that up to two height bonuses can be awarded to development in the Community Center based on the standards provided.
Land Use - Development Standards	31	Table 2-1 Site Development Standards	Change the Max. height (ft.) for the Urban Center and Community Center

Discussion

Revision Areas

The applicant proposes updating text/language to raise allowable maximum heights in the Urban Center and Community Center. Development Standards for building heights in these Centers are within the Level B Plan area and overall Level A Plan area. The applicant has provided updated tables and text in both Plans to reflect this change (see attached).

The text amendments to the Urban Center include:

- Changing the allowable maximum height in the Urban Center from 60-feet to 80-feet with applicable building height bonuses up to 128-feet, measured at the tallest part of the building.
- Allowing several Building Height bonuses if they meet one or more of the 4 proposed standards:
 - a) Ground Floor Commercial Bonus: Any development in the Urban Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade will be awarded an additional 12 feet of building height. Commercial uses must be primary permissive uses in RC, C-1, or C-2 zones.
 - b) Structured Parking Bonus: Any development in the Urban Center that features podium, subterranean, or structured-style parking on the same premises will be awarded an additional 12 feet in building height.

- c) Workforce Housing Bonus: Any development in the Urban Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act definition of workforce housing as stated in section § 14-9-4 will be awarded an additional 12 feet of building height.
- d) Privately Owned Public Space Bonus: Any development in the Urban Center that features a minimum of 1,000 square feet reserved for the sole purpose of public use such as a communal park, plaza, open space, etc. will be awarded an additional 12 feet in building height. The POP must feature xeriscaping on a minimum of 15% of the net area as well as include adequate seating for patrons.

The text amendments to the Community Center include:

- An unchanged maximum allowable height of 60-feet, but includes applicable building height bonuses up to 84-feet.
- Requiring a building height stepdown for any development located within 30-feet of the Residential District, not including the Residential Corridor, which is subject to the 60-foot maximum building height.
- Allowing up to two building height bonuses if they meet one of the following standards:
 - a) Ground Floor Commercial Bonus: Any development in the Community Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade will be awarded an additional 12 feet of building height. Commercial uses must be primary permissive uses in RC, C-1, or C-2 zones.
 - b) Structured Parking Bonus: Any development in the Community Center that features podium, subterranean, or structured style parking on the same premises will be awarded an additional 12 feet in building height.
 - c) Workforce Housing Bonus: Any development in the Community Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act definition of workforce housing as stated in section § 14-9-4 will be awarded an additional 12 feet of building height.
 - d) Privately Owned Public Space Bonus: Any development in the Community Center that features a minimum of 1,000 square feet reserved for the sole purpose of public use such as a communal park, plaza, open space, etc. will be awarded an additional 12 feet in building height. The POP must feature xeriscaping on a minimum of 15% of the net area as well as include adequate seating for patrons.

The applicant is proposing these changes to better align with the 2022 IDO Annual Update to remove the Workforce Housing bonus in the MX zone districts with text that states, “no maximum building height for multi-family residential development or mixed-use development,” which could increase housing stock throughout the City. The 2022 Annual Update has not yet been approved by City Council, but the proposed changes would align with this standard where applicable throughout the City.

With the proposed building height stepdown requirements for development within 30-feet of residential, negative impacts for surrounding residential is mitigated. Furthermore, the proposed changes could facilitate development that aligns with the Mesa Del Sol’s intention for a mixed-use Urban Center with

high intensity uses as well as development in the Community Center that has a “concentrations of jobs, housing and services in a walkable area.”

Staff finds that the proposed building height changes would not adversely affect the Mesa del Sol Level A or Level B Plans overall. The Urban Center and Community Center district allow a variety of high-density residential and commercial land uses, which could be developed as mixed-use live-work developments, although it is noted at this is not guaranteed. The Mesa Del Sol Level A Plan incorporates New Urbanism as an overarching theme, which includes a goal “to create mixed-use communities that successfully weave together the communities” which the proposed request generally meets.

Level A Plan Document Clean-Up

Table 7-2. Development Standards on page 74 shall be updated to reflect the correct acreage of the Community Center.

Level A & B Plan Document Clean-Up

Staff suggests leaving the reference to “As approved by the DRB February 2008” (the original approval) and adding “Amended May 2023” on the Level A and Level B Plan document cover and the chapter dividers. There may be additional, future revisions.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Agency Comments received were based upon the initial application submittal on April 6, 2023. Staff has based the analysis on a revised project letter submitted on May 1, 2023 (see attachments).

Few, but notable agency comments were submitted by Albuquerque Public Schools (APS), Bernalillo County Public Works (BCPW), and the Planning Department Transportation Engineer.

APS stated that existing schools do not have sufficient capacity to support an eventual build-out estimated at 13,824. This is a concern because the proposed increase in building height will allow for an increase in density to help meet the growing demand for housing units and planned development at Mesa Del Sol includes residential dwellings to house school-age populations and schools.

General comments were provided from BCPW stating that the transportation components of the master plan shall be updated with any future proposed development. Standard comments were provided by transportation.

All comments can be found starting on page 46 of this report.

Neighborhood/Public

Notification requirements are found in IDO Table 6-1 and are further explained in 14-16-6-4(K), Public Notice. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject area as required (see attachments).

A pre-submittal neighborhood meeting was held on February 9, 2023 (see attachments). The main

community concerns raised at the meeting were based on an increase in building heights blocking views in the Community Center, especially near residential development. The applicant agreed to keep the original building height at 60-feet from the proposed 80-foot building height, and to limit height bonuses so that maximum heights would not exceed 84-feet. A height stepdown is proposed to help mitigate resident concerns.

As of this writing staff has not been contacted by the public and is unaware of any opposition.

VII. CONCLUSION

The request is for text amendments to the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and the Mesa del Sol Level B Community Master Plan (the “Level B Plan”). The Mesa Del Sol Level A Plan contains approximately 13,000 acres and the Level B Plan contains approximately 3,200 acres within the level A Plan area (the “Subject Area”).

Text amendments are proposed for the approximately 88 acre-Community Center and 92-acre Urban Center (the “subject sites”) designated as Mixed-Use Centers in the Level A and Level B Plans. The proposed amendments would modify the allowable maximum building heights in the Urban Center to 80-feet and up to 128-feet with applicable height bonuses, and would not change the maximum building height in the Community Center of 60-feet, but would allow up to 84-feet with applicable height bonuses. Additional Building Height Stepdown Requirements are proposed for development within 30-feet of the Residential District, which would remain the maximum allowable height of 60-feet.

This amendment includes a modification of language and tables within the Level A Plan and Level B Plan, which the applicant has included as part of this request (see attachments).

The Urban Center is in the I-25/Mesa del Sol Activity Center and the Community Center is in the Mesa University/Mesa del Sol Activity Center and along a designated Major Transit Corridor (University Blvd. SE). Staff finds that the request is generally consistent with applicable Goals and policies in the Comprehensive Plan and meets the IDO criteria for Site Plan-EPC/Major Amendment. The Level A Community Master Plan and the Level B Community Master Plan also apply.

A pre-submittal facilitated neighborhood meeting was held on February 9, 2023, where neighbors expressed concern about 80-foot building heights in the Community Center, which the applicant has responded to.

Staff recommends approval subject to conditions needed to improve consistency with the Level A and Level B plans, to provide clarity going forward, and to ensure internal consistency.

FINDINGS – SI 2023-00686, Text Amendments to the Mesa del Sol Level A Community Master Plan, May 18, 2023

1. This request is for text amendments to the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) which contains approximately 13,000 acres situated in the southeastern portion of the City and south of the Albuquerque International Sunport. The Level B Plan area, containing 3,200-acres, is within the boundaries of the Level A Plan.
2. Text amendments are proposed for the approximately 88 acre-Community Center and 92-acre Urban Center (the “subject sites”) designated as Mixed-Use Centers in the Level A Plan.
3. The proposed amendments would modify the allowable maximum building heights in the Urban Center to 80-feet and up to 128-feet with applicable height bonuses, and would not change the maximum building height in the Community Center of 60-feet, but would allow up to 84-feet with applicable height bonuses. Additional Building Height Stepdown Requirements are proposed for development within 30-feet of the Residential District, which would remain as a maximum allowable height of 60-feet.
4. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
5. The Level A Plan is considered a Framework Plan under the IDO. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level A Plan was heard by the EPC and approved by the City Council in 2006. The Plan remains valid and framework plans do not expire (See IDO Table 6-4-3).
6. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.
7. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level A Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would increase the dimension of a standard (height) [6-4(Y)(2)9a)2.] and would affect the existing Mesa del Sol/I-25 and Mesa del Sol/University Activity Center Districts [6-4(Y)(2)(a)(11)]. Therefore, it is a Major Amendment.
8. The EPC was the original reviewing body and City council was the decision-making body for the Level A Plan, consistent with the hierarchy of approvals established in the Planned Communities Criteria (PCC). Therefore, the current request for a major amendment to the Level A Plan is required to be heard by the EPC and decided by City Council.
9. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

10. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level A Plan for Mesa del Sol is an exercise in local self-government and falls within the City's powers granted by its Charter (Article I). The proposed text amendments to raise allowable maximum building heights would generally help ensure the proper use and development of land in the Level A and Level B Plan areas while generally maintaining an aesthetic urban environment (Article IX).
11. The request is generally consistent with Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs from Chapter 4- Community Identity because the applicant engaged the community through a facilitated meeting on February 9, 2023. The applicant worked with the neighborhood associations and residents of Mesa del Sol to mitigate concerns about the proposed building height in the Community Center
12. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Centers and Corridors from Chapter 5- Land Use:
 - A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject sites are located in the growing Mesa del Sol Community that is planned to be connected by a network of corridors at full build out. The Urban Center is located in the Mesa Del Sol/I-25 Activity Center and the Community Center is in the Mesa Del Sol /University Activity Center, which is along the University Multi -modal Corridor as designated by the Comp Plan. The request would facilitate future mixed-use development in the two centers that could help the community continue to grow with higher intensity housing and retail. Although much of the subject sites is vacant and not yet developed with infrastructure, the long-term plan for Mesa del Sol is to have a community connected by a multi-modal network of corridors

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

The request could facilitate future regional growth in the Urban Center, which is planned as the highest intensity mixed-use center in the Mesa del Sol Level A Plan. The request to change maximum building heights in the Urban Center and Community Center would allow higher intensity development in mixed-use centers that could capture regional growth in two Activity Centers. The community Center is along a Multi-Modal Corridor, which is intended to capture regional growth.

- C. Policy 5.1.1, Sub policy a: Create Walkable places that provide opportunities to live, work, shop, and play.

The request would facilitate development and may increase opportunities to live, work, shop and play in two mixed-use Centers in MDS that are already planned to be walkable places. Increased building heights could further the opportunity for higher intensity mixed-use centers, ensuring walkable mixed-use centers. Additionally, the proposed "ground floor commercial" height bonus could encourage walkability in mixed-use residential developments.

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

The request could facilitate future development in the Urban Center and Community Center, which is along a Multi -Modal Corridor, with higher intensity development due to the request for an increase in maximum building heights. The Urban and Community Center are planned mixed-use centers intended to encourage density, compact development, and higher intensity housing than the greater MDS community.

- E. Policy 5.1.1 Sub policy d: Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.

The request would encourage future development of multi-story, mixed-use residential buildings in Mesa del Sol/I-25 Activity Center (Urban Center) and the Mesa del Sol/University Activity Center (Community Center), which could ensure housing density in mixed-use centers already planned for high intensity housing.

13. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Complete Communities from Chapter 5- Land Use:

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

The request could facilitate future mixed-use development in the Urban and Community Center in MDS which are planned for high intensity development where residents can live close to work. Mesa del Sol is designed to create connectivity throughout the community, therefore the proposed height bonuses for workforce housing and ground floor commercial would encourage future mixed-use development where residents could live, work, and possibly learn, shop, and play together.

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

Sub policy d) Encourage development that broadens housing options to meet a range of income and lifestyles.

Sub policy f) Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors

The proposed amendment would contribute to creating a healthy and sustainable distinct community by proposing height bonuses that could facilitate future development in the Community Center that is accessible from the surrounding residential villages, the UNM campus, and the Employment Center. The request would contribute to the development of the Urban Center, which is planned for high intensity mixed-use development that is accessible from Mesa del Sol Blvd. and I-25. The request supports the Level B Plans mixed-use community goals.

Additionally, the proposed workforce housing building height bonus would encourage and broaden mixed-use live-work housing options pursuant to the Workforce Housing Act.

The proposed building height increase in the Mesa del Sol/I-25 and University Activity Centers and along the University Multi-Modal Corridor.

Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The amendment would affect Centers and Corridors in the master-planned community of Mesa del Sol, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

14. The request is generally consistent with Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts from Chapter 7: Urban Design.

The proposed Ground Floor Commercial building height bonus would allow any development in the Urban and Community Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade a height bonus. This could facilitate development that increases walkability in the mixed-use centers, which are already intended to promote walkability

15. The request is consistent with Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities from Chapter 8- Economic Development:

The request would facilitate different development intensities and building scales in the Urban and Community Centers, which could encourage economic development opportunities for MDS. These mixed-use Centers allow a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol and help encourage economic development.

16. The request is generally consistent with Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities from Chapter 9- Housing, as follows:

The proposed amendment would encourage increased housing density in the Urban and Community Centers, which are appropriate locations. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development.

17. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8): “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy.

18. The request is generally consistent with the community building principle regarding District and Neighborhood Structure in the Level A Plan, as follows:

1.2.2 District and Neighborhood Structure (p. 10): [Mesa del Sol will be] “carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods, each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system.”

The request could facilitate development in the Urban and Community Centers. The Urban Center is planned as the most intense mixed-use center in MDS. Raising allowable maximum heights could facilitate development necessary to create identifiable places and promote a variety of types of employment, high-density housing, and retail uses along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge.

19. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

- A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis (see above), the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A and Level B Plans. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

- B. 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The Level A or Level B Plan areas do not have any NR-SU or PD zoning within its boundaries.

- C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Facilitation Team (DFT) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DFT/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

- D. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The requested amendments do not impact the existing infrastructure and public improvements at this time. Any future development would warrant a review by the DFT/DHO for specifics when site plans are submitted. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

- E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments would not create significant adverse impacts or significantly impact the subject site or surrounding area. Future site plans will be reviewed by the DFT or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area.

- F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

- G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level A Plan area is not in a designated Railroad and Spur Area.

20. The applicant should work with APS to update adjustments to planning for schools due to an increase in housing density in the Level A Plan. Existing schools do not have sufficient capacity to support an eventual build-out estimated at 13,824. The increase in building height will allow for an increase in housing density contributing to school-age populations and schools.
21. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.
22. A pre-submittal facilitated neighborhood meeting was held on February 9, 2023, where neighbors expressed concern about 80-foot building heights in the Community Center, which the applicant has responded to.
23. Staff is unaware of any further opposition nor has been contacted as of this writing.

RECOMMENDATION - PR-2023-008498, SI-2023-00686, May 18, 2023

That a recommendation of **APPROVAL** be forwarded to the City Council, of **PR-2023-008498, SI-2023-00686** Text Amendments to the Mesa del Sol Level A Community Master Plan for the Level A Plan area, approximately 13,000 acres, known as all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, zoned PC (Planned Community), based on the preceding Findings and subject to the following Conditions for recommendation of Approval.

CONDITIONS OF APPROVAL- PR-2023-008498, SI-2023-00686, May 18, 2023

1. Any future site plan associated with this request shall be subject to the IDO process. A letter shall accompany the submittal, specifying all revisions have been made to the Level A Plan and associated documents since the EPC hearing, including how the Plans have been modified to meet each of the EPC conditions.
2. The applicant shall meet with a Staff planner prior to applying for any future Site Plans within the subject site to ensure that all conditions of approval are addressed and met.
3. The applicant shall provide a final revised document within 6 months of the final EPC approval.
4. Level A Plan Document Clean-Up:
Table 7-2. Development Standards on page 74 shall be updated to reflect the correct acreage of the Community Center.
5. Level A Technical Appendices:

Amendments to the technical appendices shall occur when a specific end user is ready to propose a site plan.

FINDINGS - SI-2023-00689, Text Amendments to the Mesa del Sol Level B Community Master Plan, May 18, 2023

1. This request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) which contains approximately 3,200 within the Level A plan area, which is generally south of Los Pícaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base (KAFB).

2. Text amendments are proposed for the approximately 88 acre-Community Center and 92-acre Urban Center (the “subject sites”) designated as Mixed-Use Centers in the Level B Plan.
3. The proposed amendments would modify the allowable maximum building heights in the Urban Center to 80-feet and up to 128-feet with applicable height bonuses, and would not change the maximum building height in the Community Center of 60-feet, but would allow up to 84-feet with applicable height bonuses. Additional Building Height Stepdown Requirements are proposed for development within 30-feet of the Residential District, which would remain as a maximum allowable height of 60-feet.
4. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
5. The Level B Plan is considered a Framework Plan under the IDO. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level B Plan was approved by the EPC in January 2007. The plan remains valid and framework plans do not expire (See IDO Table 6-4-3).
6. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.
7. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would increase the dimension of a standard (height) [6-4(Y)(2)9a)2.] and would affect the existing Mesa del Sol/I-25 and Mesa del Sol/University Activity Center Districts [6-4(Y)(2)(a)(11)]. Therefore, it is a Major Amendment.
8. The EPC was the original reviewing and decision-making body for the Level B Plan, therefor is the final approval body for this request, unless the EPC decision is appealed. Pursuant to IDO 14-16-6-4(Y)(3), major amendments may only be approved by the decision-making body that issued the approval being amended.
9. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the “Level A Plan”), the Mesa del Sol Level B Community Master Plan (the “Level B Plan”), and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level A Plan for Mesa del Sol is an exercise in local self-government and falls within the City’s powers granted by its Charter (Article I). The proposed text amendments to raise allowable maximum building heights would generally help ensure the proper use and development of land in the Level A and Level B Plan areas while generally maintaining an aesthetic urban environment (Article IX).
11. The request is generally consistent with Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs from Chapter 4- Community Identity because the applicant engaged

the community through a facilitated meeting on February 9, 2023. The applicant worked with the neighborhood associations and residents of Mesa del Sol to mitigate concerns about the proposed building height in the Community Center

12. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Centers and Corridors from Chapter 5- Land Use:

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

The subject sites are located in the growing Mesa del Sol Community that is planned to be connected by a network of corridors at full build out. The Urban Center is located in the Mesa Del Sol/I-25 Activity Center and the Community Center is in the Mesa Del Sol /University Activity Center, which is along the University Multi -modal Corridor as designated by the Comp Plan. The request would facilitate future mixed-use development in the two centers that could help the community continue to grow with higher intensity housing and retail. Although much of the subject sites is vacant and not yet developed with infrastructure, the long-term plan for Mesa del Sol is to have a community connected by a multi-modal network of corridors

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

The request could facilitate future regional growth in the Urban Center, which is planned as the highest intensity mixed-use center in the Mesa del Sol Level A Plan. The request to change maximum building heights in the Urban Center and Community Center would allow higher intensity development in mixed-use centers that could capture regional growth in two Activity Centers. The community Center is along a Multi-Modal Corridor, which is intended to capture regional growth.

- C. Policy 5.1.1, Sub policy a: Create Walkable places that provide opportunities to live, work, shop, and play.

The request would facilitate development and may increase opportunities to live, work, shop and play in two mixed-use Centers in MDS that are already planned to be walkable places. Increased building heights could further the opportunity for higher intensity mixed-use centers, ensuring walkable mixed-use centers. Additionally, the proposed “ground floor commercial” height bonus could encourage walkability in mixed-use residential developments.

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

The request could facilitate future development in the Urban Center and Community Center, which is along a Multi -Modal Corridor, with higher intensity development due to the request for an increase in maximum building heights. The Urban and Community Center are planned mixed-use centers

intended to encourage density, compact development, and higher intensity housing than the greater MDS community.

- E. Policy 5.1.1 Sub policy d: Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.

The request would encourage future development of multi-story, mixed-use residential buildings in Mesa del Sol/I-25 Activity Center (Urban Center) and the Mesa del Sol/University Activity Center (Community Center), which could ensure housing density in mixed-use centers already planned for high intensity housing.

13. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Complete Communities from Chapter 5- Land Use:

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

The request could facilitate future mixed-use development in the Urban and Community Center in MDS which are planned for high intensity development where residents can live close to work. Mesa del Sol is designed to create connectivity throughout the community, therefore the proposed height bonuses for workforce housing and ground floor commercial would encourage future mixed-use development where residents could live, work, and possibly learn, shop, and play together.

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

Sub policy d) Encourage development that broadens housing options to meet a range of income and lifestyles.

Sub policy f) Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors

The proposed amendment would contribute to creating a healthy and sustainable distinct community by proposing height bonuses that could facilitate future development in the Community Center that is accessible from the surrounding residential villages, the UNM campus, and the Employment Center. The request would contribute to the development of the Urban Center, which is planned for high intensity mixed-use development that is accessible from Mesa del Sol Blvd. and I-25. The request supports the Level B Plans mixed-use community goals.

Additionally, the proposed workforce housing building height bonus would encourage and broaden mixed-use live-work housing options pursuant to the Workforce Housing Act.

The proposed building height increase in the Mesa del Sol/I-25 and University Activity Centers and along the University Multi-Modal Corridor.

- C. Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The amendment would affect Centers and Corridors in the master-planned community of Mesa del Sol, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

14. The request is generally consistent with Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts from Chapter 7: Urban Design.

The proposed Ground Floor Commercial building height bonus would allow any development in the Urban and Community Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade a height bonus. This could facilitate development that increases walkability in the mixed-use centers, which are already intended to promote walkability

15. The request is consistent with Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities from Chapter 8- Economic Development:

The request would facilitate different development intensities and building scales in the Urban and Community Centers, which could encourage economic development opportunities for MDS. These mixed-use Centers allow a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol and help encourage economic development.

16. The request is generally consistent with Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities from Chapter 9- Housing, as follows:

The proposed amendment would encourage increased housing density in the Urban and Community Centers, which are appropriate locations. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development.

17. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8): “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy.

18. The request is generally consistent with the community building principle regarding District and Neighborhood Structure in the Level A Plan, as follows:

1.2.2 District and Neighborhood Structure (p. 10): [Mesa del Sol will be] “carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa

del Sol will be structured as a series of districts, villages and neighborhoods, each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system.”

The request could facilitate development in the Urban and Community Centers. The Urban Center is planned as the most intense mixed-use center in MDS. Raising allowable maximum heights could facilitate development necessary to create identifiable places and promote a variety of types of employment, high-density housing, and retail uses along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge.

19. The request is generally consistent with the Economic Viability strategy in the Level B Plan, as follows: 1.3.2 Economic Viability, B. Local Economy (p. 5) (marketability, local economy, sustainability through diversity): “Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.”

The proposed Workforce Housing Building height bonus would apply to any development in the Urban Center and Community Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act. This would facilitate more jobs, which could improve the jobs-housing balance in the area and could have a multiplier effect throughout the local economy. The Urban and Community Center within the Level A Plan allows high density residential housing land uses, which is intended to create a job to housing balance. As additional mixed-use live-work housing is developed, there will be additional opportunity for people to live near the jobs in the Employment Center.

20. The request is partially consistent with the Context and Location strategy in the Level B Plan, as follows: 1.3.3 Response to Context and Location (p. 6) (open space, dark skies, air quality, global systems, heat island): “Development at Mesa del Sol will take full advantage of the sense of identity created by the site’s rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.”

The requested text amendments are to increase the allowable maximum building heights and add applicable height bonuses to the Urban and Community Center which could facilitate future development. Any future development facilitated by this request will be required to follow development standards within the Level B Plan in addition to the Level B Technical Appendices. Any future site plans would be required to be reviewed by the DFT (Development Facilitation Team) or DHO (Development Hearing Officer) which would help ensure that the Lighting, Open Space, and related design standards within the plan are followed in response to context and location. Staff suggests, when future site plans are reviewed, that the larger topics of open space provision and connectivity be discussed to determine what additional efforts can be made, and/or measures taken, to help ensure this strategy can be carried out in a strong manner as envisioned.

21. The Level B Plan outlines Goals and Objectives in Chapter 2, Land Use, which are applicable to the proposed text amendments as follows:

A. 2.3.1 Goals and Objectives for Mixed-Use Centers (p. 20).

b) Building Orientation and Setbacks

“Building placement that reinforces the public area through detailing, building transparency, and entry emphasis is especially important for uses typical in mixed-use centers, such as multi-family, mixed use, and commercial buildings. These standards also complement parking location standards, which generally call for parking to be behind, rather than in front of buildings.”

The request proposes applicable building height bonuses including a Ground Floor Commercial and Structured Parking bonus which could complement the mixed-use centers in which they are located (Community Center and Urban Center). The placement of buildings with applicable height bonuses in Community Center would be required to have a stepdown requirement which would complement the surrounding mix of uses.

c) Scale and Definition

“While busy commercial streets are designed to facilitate automobile traffic, in order for them to be truly successful spaces they must also welcome pedestrians by creating a suitably scaled environment.”

The request proposes a Ground Floor Commercial building height bonus which could facilitate pedestrian friendly development in a suitably scaled environment that is planned for mixed-uses.

22. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis (see above), the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A and Level B Plans. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

B. 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The Level A or Level B Plan areas do not have any NR-SU or PD zoning within its boundaries.

C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Facilitation Team (DFT) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DFT/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

- D. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The requested amendments do not impact the existing infrastructure and public improvements at this time. Any future development would warrant a review by the DFT/DHO for specifics when site plans are submitted. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

- E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments would not create significant adverse impacts or significantly impact the subject site or surrounding area. Future site plans will be reviewed by the DFT or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area.

- F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

- G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

23. The applicant should work with APS to update adjustments to planning for schools due to an increase in housing density in the Level A Plan. Existing schools do not have sufficient capacity to support an eventual build-out estimated at 13,824. The increase in building height will allow for an increase in housing density contributing to school-age populations and schools.
24. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.
25. A pre-submittal facilitated neighborhood meeting was held on February 9, 2023, where neighbors expressed concern about 80-foot building heights in the Community Center, which the applicant has

responded to.

26. Staff is unaware of any further opposition nor has been contacted as of this writing.

RECOMMENDATION - PR-2023-008498, SI-2023-00689, May 18, 2023

APPROVAL of PR-2023-008498, SI-2023-00689, Text Amendments to the Mesa del Sol Level B Community Master Plan for the Level B Plan area, approximately 3,200 acres, which is located within the larger Level A Community Master Plan Area known as all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, zoned PC (Planned Community), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL- PR-2023-008498, SI-2023-00689, May 18, 2023

1. Any future site plan associated with this request shall be subject to the IDO process. A letter shall accompany the submittal, specifying all revisions have been made to the Level B Plan and associated documents since the May 18, 2023 EPC hearing, including how the Plans have been modified to meet each of the EPC conditions.
2. The applicant shall meet with a Staff planner prior to applying for any future Site Plans within the subject site to ensure that all conditions of approval are addressed and met.
3. The applicant shall provide a final revised document within 6 months of the final EPC approval.
4. Level B Plan Document Clean-Up

The Applicant shall title the document “As approved by the DRB February 2008” (the original approval) and add “Amended May 2023” on the Level B Plan document cover and the chapter dividers. There may be additional, future revisions.

5. Level B Technical Appendices:

Amendments to the technical appendices shall occur when a specific end user is ready to propose a site plan.

Megan Jones

Megan Jones, MCRP
Senior Planner

Notice of Decision cc list:

Mesa Del Sol NA, James Thompson, jamesrthompson8@gmail.com

Mesa Del Sol NA, Joy Ziener, independencedayjoy@gmail.com

District 6 Coalition of Neighborhood Associations, Mandy Warr mandy@theremedydayspa.com 119

District 6 Coalition of Neighborhood Associations, Patricia Willson info@willsonstudio.com

Consensus Planning LLC, Jim Strozier, cp@consensusplanning.com

Legal, Dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comment at this time.

Long Range Planning

CITY ENGINEER

Transportation Development Services

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Section:

Engineering Division

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS

No adverse comment to proposed amendment. Bernalillo County Public Works recommends Mesa del Sol updating the transportation components of the master plan. Although this update is not necessary with the proposed amendment, the update is needed with proposed new development.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ABCWUA

No objections.

ALBUQUERQUE PUBLIC SCHOOLS

APS Comments: Application states that the amendment will facilitate, “sufficient supply and range of high-quality housing types that meet the current and future needs of residents at a variety of price levels because **the proposed increase in building height will allow for an increase in density to help meet the growing demand for housing units.** Additionally, the proposed workforce housing height bonus helps to insure that as density increases access to reasonably priced housing increases for workers in the community such as police, firefighters, teachers, etc.” However, the application does not provide support for necessary concurrency and additional public schools needed to support the developments. Instead, the application comments, “The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.” As previously discussed, planned development at Mesa Del Sol includes residential dwellings to house school-age populations and schools. **Existing schools do not have sufficient capacity to support an eventual build-out estimated at 13,824.**

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO



Figure 1: Looking SW at the Community Center form University Blvd. SE



Figure 2: Looking SE at the back of the existing Community Center building and vacant community center site at the intersection of University Blvd. and Stryker Rd.



Figure 3: Looking south at residential development closest to the Community Center along University Blvd. SE.



Figure 4: Looking west at existing residential development and dog park adjacent to the Community Center

Figure 5 & 6: Sign Posting along University Blvd. for changes in the CC



Figure 7 & 8: Sign Posting along Bobby Foster for changes to the UC & CC



ZONING

Please refer to IDO Section 14-16-2-6(B) for the PC Zone District

HISTORY

CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-23-98

ENACTMENT NO. R-2023-014

SPONSORED BY: Pat Davis, by request

RESOLUTION

AMENDING THE LEVEL A COMMUNITY MASTER PLAN FOR MESA DEL SOL TO DESIGNATE AN APPROXIMATELY 500 ACRE SITE AS A PORTION OF THE EMPLOYMENT CENTER.

WHEREAS, Mesa del Sol includes approximately 13,000 acres, located east of Interstate 25, south of the Tijeras Arroyo, west of Kirtland Air Force Base and north of the Pueblo of Isleta; and

WHEREAS, the Level A Community Master Plan for Mesa del Sol (the “Level A Plan”) covers these approximately 13,000 acres; and

WHEREAS, the City Council adopted the Level A Community Master Plan in January 2006 (Enactment R-2006-005); and

WHEREAS, the Level A Plan is considered a framework plan by the Integrated Development Ordinance (IDO); and

WHEREAS, the IDO establishes a process for amendments of prior approvals in 14-16-6-4(Y); and

WHEREAS, the request to change the text of the Level A Plan and corresponding tables and maps constitutes a Major Amendment to a prior approval; and

WHEREAS, Major Amendments return to the original approving body and the City Council is the original approving body for the Level A Plan; and

WHEREAS, the Environmental Planning Commission (EPC), in its advisory role on land use and planning matters, heard the case at its November 17, 2022 regular hearing and voted to forward a recommendation of approval to the City Council regarding the Level A Plan amendments; and

WHEREAS, since the Level B Community Master Plan (the “Level B Plan”) must also be amended to reflect the changed land use designation, the EPC

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1 also heard corresponding amendments to the Level B Plan at its November
2 17, 2022 regular hearing; and

3 WHEREAS, the EPC approved the Level B Plan in February 2006 and is the
4 original approving body; and

5 WHEREAS, the EPC has decision-making authority over the Level B Plan
6 and approved the corresponding amendments at its November 17, 2022
7 public hearing; and

8 WHEREAS, Council accepts the EPC's recommended findings and
9 conditions regarding the Level A Plan Amendments, as set out in the Official
10 Notification of Decision of November 17, 2022; and

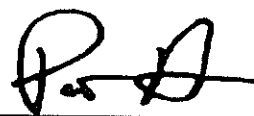
11 WHEREAS, the Council finds that the conditions set out in the
12 Environmental Planning Commission's recommendation of approval have
13 been or will be met as specified in the Official Notification of Decision dated
14 November 17, 2022.

15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
16 ALBUQUERQUE:

17 SECTION 1. The Mesa del Sol Level A Community Master Plan is hereby
18 amended and the designation of the approximately 500 acres as depicted in
19 the record is changed from Residential to Employment Center.

20 SECTION 2. The findings of the EPC as specified in the Official Notice
21 of Decision dated November 17, 2022 are accepted and the conditions have
22 been or will be adequately addressed.

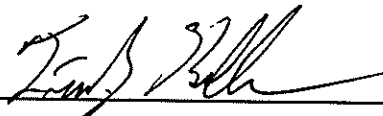
1 PASSED AND ADOPTED THIS 22nd DAY OF February, 2023
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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8 Pat Davis, President
9 City Council

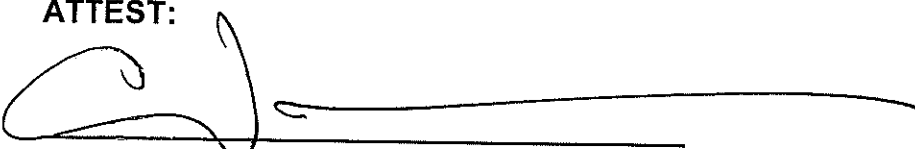
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13 APPROVED THIS 9 DAY OF March, 2023

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16 Bill No. R-23-98

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20 Timothy M. Keller, Mayor
21 City of Albuquerque
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26 ATTEST:

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29 Ethan Watson, City Clerk
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PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

November 17, 2022

David Campbell
Mesa del Sol LLC
5700 University Blvd SE #310
Albuquerque, NM 87106

Project # PR-2022-007805

SI-2022-02011 – Site Plan- Major Amendment, Level A Plan

SI-2022-01880 – Site Plan- Major Amendment, Level B Plan

LEGAL DESCRIPTION:

Dekker/Perich/Sabatini (DPS) LLC, agents for Mesa Del Sol, request a Major Amendment to the Level A Master Plan and the Level B Community Master Plan for Mesa del Sol, for an approximately 500-acre portion of the larger Mesa del Sol Plan area for all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 13,000 acres (S-16 & S-17).

Staff Planners: Megan Jones & Catalina Lehner, AICP

On November 17, 2022, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL to the City Council of Project # PR-2022-007805, SI-2022-02011, Text Amendments to the Mesa del Sol Level A Community Master Plan, based on the following Findings and subject to the following Condition for recommendation of Approval:

RECOMMENDED FINDINGS –SI 2022-02011, Level A Plan

1. This request is for text amendments to the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) which contains approximately 13,000 acres situated in the southeastern portion of the City

and south of the Albuquerque International Sunport. The Level B Plan area, containing 3,200-acres, is within the boundaries of the Level A Plan (the subject area).

2. The text amendments pertain to a 500-acre site on the eastern mesa top south of the UNM property (the “subject site”).
3. The text amendment would change a 500-acre portion of the existing Residential Village on the eastern edge of the La Semilla escarpment and the southern edge of the UNM Campus, to an Office/R&D designation within the Level A Plan and designate it as an Employment Center.
4. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
5. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.
6. The Level A Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level A Plan was heard by the EPC and approved by the City Council in 2006. The Plan remains valid and framework plans do not expire (See IDO Table 6-4-3).
7. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.
8. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level A Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would change access or circulation patterns [6-4(Y)(2)(a)(9)], would affect the existing Employment Center District [6-4(Y)(2)(a)(11)], and approves a land use that was not originally authorized by the original approval on the subject site [6-4(Y)(2)(a)(12)]. Therefore, it is a Major Amendment.

9. The EPC was the original reviewing body and City council was the decision-making body for the Level A Plan, consistent with the hierarchy of approvals established in the Planned Communities Criteria (PCC). Therefore, the current request for a major amendment to the Level A Plan is required to be heard by the EPC and decided by City Council.
10. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level A Plan for Mesa del Sol is an exercise in local self-government and falls within the City’s

powers granted by its Charter (Article I). The proposed text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).

12. The request is generally consistent with the following Comprehensive Plan Goal and policy regarding Character from Chapter 4- Community Identity:

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

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 within the Mesa Del Sol Level A Plan area, which is designated as a distinct community area within the Comprehensive Plan Community Planning Area Assessments (CPAs). The Community Identity chapter describes a distinct community as having a unique set of characteristics, environments, and lifestyles that set them apart as special places (Comp Plan 4-17).

A key element within the Mesa Del Sol Level A Plan and Level B Plan is to provide mixed-use centers that allow convenient access to housing, jobs, and transportation. The requested land use change would facilitate future development that protects the identity and cohesiveness of the existing Employment Center within Mesa Del Sol as a jobs-housing balance continues to be a need within the growing community. The Employment Center designation is intended to provide a mix of uses and the Development Standards within the Level A and Level B Plan and associated technical appendices will ensure that the sustainable character and building design remains consistent within the community, therefore enhancing and preserving it. Amendments to tech appendices to reflect the changes to the 500-acre parcel should be a part of this submittal.

13. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Centers and Corridors from Chapter 5- Land Use:

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

The request would facilitate the capture of regional growth, the expansion of an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor, University Blvd.

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

The request would facilitate of a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

14. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Complete Communities from Chapter 5- Land Use:

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

The proposed amendment would contribute to creating a healthy and sustainable distinct community by expanding the Employment Center which could facilitate future development that is accessible from the surrounding residential villages. The Employment Center district allows a variety of land uses including high density residential, office, manufacturing, and industrial, which contributes to the Level B Plans mixed-use community goals.

- B. Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

15. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding City Development Areas from Chapter 5- Land Use:

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

The request would encourage and direct growth to a designated Area of Change within the Mesa del Sol Level B Plan area, where such growth is expected and desired. The subject site is in a partial Area of Consistency and any future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.

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

The request would expand the Employment Center district, which is considered a more intense development type, and facilitate Office and R&D development along a designated multi-modal corridor in an Area of Change.

16. The request is generally consistent with the following Goal and Policies from Chapter 8- Economic Development,

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

The request would facilitate expansion of a use that would contribute to creating a place where business and talent could stay and thrive. The expanded Employment Center district would create jobs and increase associated business opportunities in addition to allowing high-density residential uses within the center. Providing a jobs near housing approach could attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

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

The expansion of the Employment District would encourage economic development opportunities by facilitating job growth within Mesa Del Sol. The Employment Center district allows a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol.

C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to remove the “Potential Active Adult Community” within the Level B Plan and replace it with an Employment Center designation would facilitate job growth near housing in a center that is meant to “prioritize opportunities for industrial and business districts supported by retail and residential uses” (Comp-Plan 3-4). The request could result in more employment opportunities for new and existing residents in the Mesa Del Sol community, which is planned to be accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing jobs, retail and housing in an Employment Center accessible by the future Mesa del Sol Blvd. and University Blvd. Corridors.

17. The request is generally consistent with the following Goal from Chapter 9- Housing, as follows:

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment would encourage high density residential land uses within the expanded Employment Center district. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development.

18. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8): “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy.

19. The request is generally consistent with the community building principle regarding District and Neighborhood Structure in the Level A Plan, as follows:

1.2.2 District and Neighborhood Structure (p. 10): [Mesa del Sol will be] “carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods,

each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system.”

The request would expand the Employment Center by 500 acres, allowing for a variety of land uses including: office, commercial, light manufacturing, industrial, and high density residential, which would facilitate development necessary to create identifiable places and promote a variety of types of employment along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge.

20. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

B. 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The Level A or Level B Plan areas do not have any NR-SU or PD zoning covering the property within its boundaries.

C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Review Board (DRB) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

D. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The requested amendments do not impact the existing infrastructure and public improvements. Any future development would warrant a review by the DRB/DHO for specifics when site plans are submitted at this time. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments to expand the existing Employment Center would not significantly impact the subject site or surrounding area. As the applicant has demonstrated, there are no planned facilities within the 500-acre site (Level B Plan Figure 1-1). Future site plans will be reviewed by the DRB or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

- F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

- G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level A Plan area is not in a designated Railroad and Spur Area.

21. The Department of Municipal Development is DMD is concerned that the higher intensity use proposed in the amendment will have an impact to the transportation network and requests careful consideration of any future developments that might impact and/or burden the existing and planned transportation network
22. The applicant should work with APS to update adjustments to planning for schools due to a decrease in residential units in the Level Plan.
23. The applicant should work with PNM to update the language for the Level A Plan's sections and subsections related to "Dry Utilities" (Section 5.6 and subsections 5.6.1 and 5.6.2) due to an increase in electric load demand with the expansion of the Employment Center district.
24. The proposed amendments do not include any changes to the technical appendices for the Level A Plan at this time, although revisions will be needed in the future to create consistency between them and the Plans.
25. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.

26. A pre-submittal meeting was held on January 12, 2022 regarding this request. Community concerns raised at the meeting were based on an increase in traffic and circulation patterns on University Boulevard due to an increase in potential businesses in the Employment center.
27. Staff was contacted by a representative of Isleta Pueblo, who submitted an official letter requesting a post submittal facilitated meeting, pursuant to IDO 14-16-6-4(L). The Pueblo of Isleta raised concerns about changing the designation on the subject site from residential to employment center. Due to the shared northern boundary with the Pueblo, there is concern about a change that would allow for industrial uses on the property and how the land uses could contribute to noise, soil, and air pollution, as well as potential threats to ground water pollution on the Pueblo of Isleta.
28. A post-submittal facilitated meeting was held on November 9, 2022 with representatives of Isleta pueblo in which both parties agreed to develop a MOU between Mesa del Sol and the Pueblo of Isleta regarding their future common or collaborative endeavors. The applicant has agreed to communicate with the Pueblo regarding future site plan submittals.
29. At the November 17, 2022 hearing, representatives of Isleta Pueblo expressed concern regarding potential, adverse environmental impacts of future development (ex. industrial and manufacturing), particularly regarding drainage and infiltration of groundwater pollutants.

CONDITIONS FOR RECOMMENDATION OF APPROVAL- SI-2022-02011

1. Any future site plan associated with this request shall be subject to the IDO process. A letter shall accompany the submittal, specifying all revisions have been made to the Level A Plan and associated documents since the EPC hearing, including how the Plans have been modified to meet each of the EPC conditions.
2. The applicant shall meet with the Staff planner prior to applying for any future Site Plans within the subject site to ensure that all conditions of approval are addressed and met.
3. Comprehensive Plan:
The subject site would remain outside of the designated Employment Center in the ABC Comprehensive Plan. The Comprehensive Plan shall be updated upon the next available opportunity to designate the 500-acre site as an Employment Center District.
4. Level A Document Revisions:
Figure 2-4: Update to reflect the land use change.
5. Level A Technical Appendices:
Amendments to the technical appendices shall occur when a specific end user is ready to propose a site plan.
6. City Transportation Development Conditions
The applicant must provide a Traffic Scoping Form to Transportation for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.

7. City Parks and Recreation Conditions:

The applicant shall work with Parks and Recreation to amend roadway sections in the Level A Plan to include multi-use trail as needed for Mesa del Sol Blvd. and all roads that show Proposed Paved Trail as part of the MRCOG Long Range Bikeway System Map within the Master Plan.

8. Solid Waste Management Department Conditions:

- A. The applicant must work with Solid Waste if the change of use is approved to determine how refuse will be serviced for all phases of the project.
- B. A site plan approved for access by the Solid Waste Department will be required.

9. ABCWUA Conditions:

- A. Include a note on Level A Plan, Figure 5-4 that shall read: “The proposed water infrastructure shown is to be considered conceptual and is not to be used to facilitate development. An updated analysis needs to be provided to the Water Authority to determine the necessary potable and non-potable water system infrastructure. This map does not reflect built conditions.”
- B. Include a note on Level A Plan, Figure 5-5 that shall read: “The proposed sanitary sewer infrastructure shown is to be considered conceptual and is not to be used to facilitate development. An updated analysis needs to be provided to the Water Authority to determine the necessary sanitary sewer system infrastructure. This map does not reflect built conditions.”
- C. Include text in the Water and Sewer sections of the Level A and Level B plans that reads: “An updated water/sanitary sewer/reuse analysis is being coordinated with the Water Authority. This will supersede the water and sewer analysis associated with the Level A and Level B plans. This analysis will also provide detailed water, sewer, reuse utility maps that help facilitate development with junior developers. The proposal to change the subject 500 acres from residential to employment center shall be reflected in this updated water/sewer/reuse analysis.”

FINDINGS - SI-2022-01880, Level B Plan

- 1. This request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) which contains approximately 3,200 within the Level A plan area, which is generally south of Los Picaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base (KAFB) (the “subject area”).
- 2. The text amendments pertain to a 500-acre site on the eastern mesa top south of the UNM property (the “subject site”).
- 3. The proposed amendments would change the 500-acre site’s residential land use designation from a “Potential Active Adult Community” to an Employment Center designation within the Level B Plan.
- 4. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.

5. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.
6. The Level B Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level B Plan was approved by the EPC in January 2007. The plan remains valid and framework plans do not expire (See IDO Table 6-4-3).
7. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.
8. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would change access or circulation patterns [6-4(Y)(2)(a)(9)], would affect the existing Employment Center overlay zone [6-4(Y)(2)(a)(11)], and approves a land use that was not originally authorized by the original approval on the subject site [6-4(Y)(2)(a)(12)]. Therefore, it is a Major Amendment.

9. The EPC was the original reviewing and decision-making body for the Level B Plan, therefor is the final approval body for this request, unless the EPC decision is appealed. Pursuant to IDO 14-16-6-4(Y)(3), major amendments may only be approved by the decision-making body that issued the approval being amended.
10. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the “Level A Plan”), the Mesa del Sol Level B Community Master Plan (the “Level B Plan”), and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City’s powers granted by its Charter (Article I). The proposed text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).
12. The request is generally consistent with the following Comprehensive Plan Goal and policy regarding Character from Chapter 4- Community Identity:
Goal 4.1 Character: Enhance, protect, and preserve distinct communities.
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 within the Mesa Del Sol Level A Plan area, which is designated as a distinct community area within the Comprehensive Plan Community Planning Area Assessments (CPAs). The Community Identity chapter describes a distinct community as having a unique set of characteristics, environments, and lifestyles that set them apart as special places (Comp Plan 4-17).

A key element within the Mesa Del Sol Level A Plan and Level B Plan is to provide mixed-use centers that allow convenient access to housing, jobs, and transportation. The requested land use change would facilitate future development that protects the identity and cohesiveness of the existing Employment Center within Mesa Del Sol as a jobs-housing balance continues to be a need within the growing community. The Employment Center designation is intended to provide a mix of uses and the Development Standards within the Level A and Level B Plan and associated technical appendices will ensure that the sustainable character and building design remains consistent within the community, therefore enhancing and preserving it. Amendments to tech appendices to reflect the changes to the 500-acre parcel should be a part of this submittal.

13. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Centers and Corridors from Chapter 5- Land Use:

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

The request would facilitate the capture of regional growth, the expansion of an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor, University Blvd.

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

The request would facilitate of a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

14. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Complete Communities from Chapter 5- Land Use:

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

The proposed amendment would contribute to creating a healthy and sustainable distinct community by expanding the Employment Center which could facilitate future development that is accessible from the surrounding residential villages. The Employment Center district allows a variety of land uses including high density residential, office, manufacturing, and industrial, which contributes to the Level B Plans mixed-use community goals.

- B. Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned

community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

15. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding City Development Areas from Chapter 5- Land Use:

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

The request would encourage and direct growth to a designated Area of Change within the Mesa del Sol Level B Plan area, where such growth is expected and desired. The subject site is in a partial Area of Consistency and any future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.

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

The request would expand the Employment Center district, which is considered a more intense development type, and facilitate Office and R&D development along a designated multi-modal corridor in an Area of Change.

16. The request is generally consistent with the following Goal and Policies from Chapter 8- Economic Development,

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

The request would facilitate expansion of a use that would contribute to creating a place where business and talent could stay and thrive. The expanded Employment Center district would create jobs and increase associated business opportunities in addition to allowing high-density residential uses within the center. Providing a jobs near housing approach could attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

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

The expansion of the Employment District would encourage economic development opportunities by facilitating job growth within Mesa Del Sol. The Employment Center district allows a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol.

- C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to remove the “Potential Active Adult Community” within the Level B Plan and replace it with an Employment Center designation would facilitate job growth near housing in a

center that is meant to “prioritize opportunities for industrial and business districts supported by retail and residential uses” (Comp-Plan 3-4). The request could result in more employment opportunities for new and existing residents in the Mesa Del Sol community, which is planned to be accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing jobs, retail and housing in an Employment Center accessible by the future Mesa del Sol Blvd. and University Blvd. Corridors

17. The request is generally consistent with the following Goal from Chapter 9- Housing, as follows:

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment would encourage high density residential land uses within the expanded Employment Center district. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development.

18. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8): “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy.

19. The request is generally consistent with the community building principle regarding District and Neighborhood Structure in the Level A Plan, as follows:

1.2.2 District and Neighborhood Structure (p. 10): [Mesa del Sol will be] “carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods, each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system.”

The request would expand the Employment Center by 500 acres, allowing for a variety of land uses including: office, commercial, light manufacturing, industrial, and high density residential, which would facilitate development necessary to create identifiable places and promote a variety of types

of employment along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge.

20. The request is generally consistent with the Economic Viability strategy in the Level B Plan, as follows:

1.3.2 Economic Viability, B. Local Economy (p. 5) (marketability, local economy, sustainability through diversity): “Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.”

The request would facilitate expansion of the existing Employment Center by 500 acres which could create more jobs and is intended to have a multiplier effect throughout the local economy. The Employment Center designation within the Level A Plan allows high density residential housing land uses, which is intended to create a job to housing balance within the Employment Center district. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center.

21. The request is partially consistent with the Context and Location strategy in the Level B Plan, as follows:

1.3.3 Response to Context and Location (p. 6) (open space, dark skies, air quality, global systems, heat island): “Development at Mesa del Sol will take full advantage of the sense of identity created by the site’s rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.”

The requested text amendments are for a change of land use from residential to an Employment Center and any future development that is facilitated by this request will be required to follow development standards within the Level B Plan in addition to the Level B Technical Appendices. The Employment Center district allows multiple land uses including manufacturing and industrial that could cause concern in relation to Air Quality, Global Systems. Any future site plans would be required to be reviewed by the DRB (Development Review Board) or DHO (Development Hearing Officer) which would help ensure that the Lighting, Open Space, and related design standards within the plan are followed in response to context and location. Staff suggests, when future site plans are reviewed, that the larger topics of open space provision and connectivity be discussed to determine what additional efforts can be made, and/or measures taken, to help ensure this strategy can be carried out in a strong manner as envisioned.

22. The request is partially consistent with the Resource Efficiency strategy in the Level B Plan, as follows:

1.3.4 Resource Efficiency (p. 7) (land use, transportation, water, stormwater, energy, environmentally preferable materials): “The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordinate the location and density of land uses.”

The request would result in the expansion of the Employment Center district, which is intended for large users. However, due to the need for security and space, connectivity related to transportation, stormwater, and energy could be impacted in this case. The requested amendments to change the land use designation could result in the need for future mitigation. Review of future site plans would hopefully include consideration of the impact to infrastructure systems. Perhaps appropriate site-specific mitigation measures can be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future.

23. The Level B Plan outlines Goals and Objectives in Chapter 2, Land Use, which are applicable to the proposed text amendments as follows:

- A. 2.2.1 Goals and Objectives for Employment Center and Highway Commercial Districts (p. 16): “Mesa del Sol’s employment districts emphasize the “jobs first, housing second” approach to development that is a hallmark of Mesa del Sol. The employment districts’ strategic location, accessibility, and ample land supply will offer unique opportunities to new employers from out of state, as well as providing space for local businesses to expand. The overall themes of timeless quality, innovation and sustainability that characterize Mesa del Sol will be emphasized in the design of buildings and sites in the employment districts, as well as the design of signage and other identity elements.”

The 500-acre expansion of the Employment Center district would continue to facilitate a job first, housing second approach to development. The request to expand the Employment District to allow Office and R&D land uses would facilitate future development that could contribute to the strategic location of jobs. Additionally, the Employment Center District allows high-density residential land uses, therefore facilitating a job-housing balance.

Any future development would be subject to the development standards and technical appendices within the Level A and Level B plans, therefore remaining consistent with quality, innovation and sustainable characteristics of building design, sites and signage. With ongoing development in the existing Employment Center, the current request could result in more job creation and residential development.

- B. 2.4.1 Goals and Objectives for Residential Villages - Residential villages at Mesa del Sol will be designed to accommodate a diverse range of residential types, accessory units, and neighborhood parks and plazas.

e) Active Adult: “A 500-acre portion of the Residential district, adjacent to La Semilla at the eastern edge of the Level B planning area, is being reserved for a potential active adult community. Such a development would be age-restricted (55 and over). A minimum of 12.5% of the gross acreage of the Active Adult development will be open space. The same stormwater management strategies used throughout Mesa del Sol would apply to the active adult community. An active adult community would typically have a dedicated on-site civic, fitness and recreation center serving its residents and their guests. Given Mesa del Sol’s proximity to the Isleta Eagle and UNM Championship golf courses, and its focus on sustainable water management, no golf course is planned at Mesa del Sol.”

The request would remove the 500-acre “Potential Active Adult Community” within the Level B Plan Area (See Figure 2-1 Land Use Designations) and replace it with Employment Center

Land uses. The applicant proposes development of future Office and R&D land uses within the Subject Site. The Level B Plan has reserved this 500-acre site as a potential active adult community which contributes to a range of housing types and specifies open space and stormwater management standards within the residential village. Any future development would be subject to the development standards and technical appendices within the Level A and Level B Plans, which would need to remain consistent with Stormwater Management, Open Space, and sustainability.

The applicant has provided justification for the removal of the “Potential Active Adult Community” in their justification letter (see attached), which states that removing this land use designation would facilitate the development of “complete communities” that provide a mix of housing types, including senior housing, which would be more accessible and follow the New Urbanist model in the Level A Plan. Without dedicated land for senior housing, there is no guarantee that it would be developed as part of the residential villages.

24. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

B. 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The Level A or Level B Plan areas do not have any NR-SU or PD zoning covering the property within its boundaries.

C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Review Board (DRB) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

D. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The requested amendments do not impact the existing infrastructure and public improvements. Any future development would warrant a review by the DRB/DHO for specifics when site plans

are submitted at this time. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

- E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments to expand the existing Employment Center would not significantly impact the subject site or surrounding area. As the applicant has demonstrated, there are no planned facilities within the 500-acre site (Level B Plan Figure 1-1). Future site plans will be reviewed by the DRB or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

- F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

- G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

25. The Department of Municipal Development (DMD) is concerned that the higher intensity use proposed in the amendment will have an impact to the transportation network and requests careful consideration of any future developments that might impact and/or burden the existing and planned transportation network.
26. The applicant should work with APS to update adjustments to planning for schools due to a decrease in residential units in the Level B Plan.
27. The applicant should work with PNM to update the language for the Level B Plan's sections and subsections related to "Dry Utilities" (Section 5.3) due to an increase in electric load demand with the expansion of the Employment Center district.
28. The proposed amendments do not include any changes to the technical appendices for the Level B Plan at this time, although revisions will be needed in the future to create consistency between them and the Plans.

29. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.
30. A pre-submittal meeting was held on January 12, 2022 regarding this request. Community concerns raised at the meeting were based on an increase in traffic and circulation patterns on University Boulevard due to an increase in potential businesses in the Employment center.
31. Staff was contacted by a representative of Isleta Pueblo, who submitted an official letter requesting a post submittal facilitated meeting, pursuant to IDO 14-16-6-4(L). The Pueblo of Isleta raised concerns about changing the designation on the subject site from residential to employment center. Due to the shared northern boundary with the Pueblo, there is concern about a change that would allow for industrial uses on the property and how the land uses could contribute to noise, soil, and air pollution, as well as potential threats to ground water pollution on the Pueblo of Isleta.
32. A post-submittal facilitated meeting was held on November 9, 2022 with representatives of Isleta pueblo in which both parties agreed to develop a MOU between Mesa del Sol and the Pueblo of Isleta regarding their future common or collaborative endeavors. The applicant has agreed to communicate with the Pueblo regarding future site plan submittals.
33. At the November 17, 2022 hearing, representatives of Isleta Pueblo expressed concern regarding potential, adverse environmental impacts of future development (ex. industrial and manufacturing), particularly regarding drainage and infiltration of groundwater pollutants.

CONDITIONS OF APPROVAL- SI-2022-01880

1. Any future site plan associated with this request shall be subject to the IDO process. A letter shall accompany the submittal, specifying all revisions have been made to the Level A Plan and associated documents since the EPC hearing, including how the Plans have been modified to meet each of the EPC conditions.
2. The applicant shall meet with the Staff planner prior to applying for any future Site Plans within the subject site to ensure that all conditions of approval are addressed and met.
3. Comprehensive Plan:

The subject site would remain outside of the designated Employment Center in the ABC Comprehensive Plan. The Comprehensive Plan shall be updated upon the next available opportunity to designate the 500-acre site as an Employment Center District.
4. Level B Document Revisions:
 - A. The applicant is to provide an updated document cover and chapter dividers for the Level B Plan that shall state: "Amended November 2022"
 - B. The revision date on all of the updated graphics and maps shall be listed as November 2022.

5. Level B Technical Appendices:

Amendments to the technical appendices shall occur when a specific end user is ready to propose a site plan.

6. City Transportation Development Conditions:

The applicant must provide a Traffic Scoping Form to Transportation for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.

7. City Parks and Recreation Conditions:

The applicant shall work with Parks and Recreation to amend roadway sections in the Level A Plan to include multi-use trail as needed for Mesa del Sol Blvd. and all roads that show Proposed Paved Trail as part of the MRCOG Long Range Bikeway System Map within the Master Plan.

8. Solid Waste Management Department Conditions:

- A. The applicant must work with Solid Waste if the change of use is approved to determine how refuse will be serviced for all phases of the project.
- B. A site plan approved for access by the Solid Waste Department will be required.

9. ABCWUA Conditions:

Include text in the Water and Sewer sections of the Level A and Level B plans that reads: "An updated water/sanitary sewer/reuse analysis is being coordinated with the Water Authority. This will supersede the water and sewer analysis associated with the Level A and Level B plans. This analysis will also provide detailed water, sewer, reuse utility maps that help facilitate development with junior developers. The proposal to change the subject 500 acres from residential to employment center shall be reflected in this updated water/sewer/reuse analysis."

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 6, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/MJ

cc: David Campbell, dcampbell@mesadelsolnm.com
Jessica Lawlis, D/P/S, jessical@dpsdesign.org
Mike Balaskovits, mbalaskovits@bhinc.com
District 6 Coalition of Neighborhood Associations, Mandy Warr, mandy@theremedydayspa.com
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OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Mesa Del Sol Investments LLC
c/o David Campbell
5700 University Blvd. SE. Suite 310
Albuquerque NM, 87109

Project #2021-005684

SI-2021- 00975

Amendments to the Level B Community Master Plan/
Framework Plan for Mesa del Sol

LEGAL DESCRIPTION:

Will Gleason, Dekker/Perich/Sabatini, agent for David Campbell, Mesa del Sol Investments LLC, requests the above action for all or a portion of Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 3,200 acres

(Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S-13-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z)
Staff Planner: Catalina Lehner, AICP

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005684, SI-2021-00975, Text Amendments to the Level B Community Master Plan/Framework Plan for Mesa del Sol, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS:

1. The request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”). The Level B Plan area (the larger “subject area”) encompasses approximately 3,200 acres situated in the southern portion of the City, south of the Albuquerque International Sunport and located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base.
2. Text amendments are proposed for an approximately 170-acre southern portion (the smaller “subject site”) of the Employment Center in the Level B Plan area, which contains approximately 626 acres. The proposed amendments, which would facilitate re-development and expansion of the existing ABQ Studios site, would modify the transportation/roadway network, the linear park/open space/drainage system, and utility networks in this smaller area.
3. The Level B Plan area is contained within the larger, approximately 13,000-acre area of the Mesa del Sol Level A Community Master Plan (the “Level A Plan”). All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
4. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.
5. The Level B Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level B Plan was approved by the EPC in 2007 and remains valid and framework plans do not expire (See IDO Table 6-4-3).
6. The request constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would decrease the amount of approved open space [14-16-6-4(Y)(2)(a)(3)], decrease the number of through streets and connections [14-16-6-4(Y)(2)(a)(8)], and change access or circulation patterns [6-4(Y)(2)(a)(9)]. Therefore, the request is a Major Amendment.

7. The Environmental Planning Commission (EPC) is the final approval body for the request, unless the EPC decision is appealed. Pursuant to IDO 14-16-6-4(Y)(3), major amendments may only be approved by the decision-making body that issued the approval being amended. The EPC was the original approving body for the Level B Plan. Consistent with the Planned Communities Criteria (PCC), council approval was not required for the Level B Plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC), the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and technical appendices, the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) and technical appendices, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City’s powers granted by its Charter (Article I). The text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).
10. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding City Development Areas from Chapter 5- Land Use:
 - A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would encourage and direct growth to a designated Area of Change, the Mesa del Sol Employment Center, where such industrial growth is expected and desired. Future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.
 - B. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would facilitate expansion of the film studios, which is considered a more intense development type, and direct it to a designated Employment Center located along a designated multi-modal corridor in an Area of Change.
11. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Centers and Corridors from Chapter 5- Land Use:
 - A. Policy 5.1.5- Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

The subject site is located in a designated Employment Center. The request would facilitate expansion of the existing film studios, which would prioritize employment opportunities by creating additional jobs. Large employers such as this foster synergy among the primary business and supporting businesses, which can result in multiplier effects throughout the economy.

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

The request would facilitate the capture of regional growth, the expansion of a film studio use, in an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor.

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

The request would facilitate expansion of what is considered an industrial use, which is well-suited for location in a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

- D. Policy 5.2.2 -Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

12. The request is partially consistent with the following, applicable Goals from Chapter 6-Transportation:

- A. Goal 6.1- Land Use: Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The Level B Plan transportation system was already planned; the technical appendices contain information about its envisioned operation. The planned character of existing and future land uses in Mesa del Sol depends upon the district where they are located. The Employment Center is one of the Employment Districts (Highway Commercial is the other) in which employment is promoted above other uses. Though the request would generally support the planned character of existing and future Employment Center uses, the existing and future Community Center uses' character is to be highly-accessible via the transportation system. The removal of a connector roadway leading into the main Community Center would affect its character.

- B. Goal 6.2- Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The request would facilitate expansion of the Studios use which, by its secure nature and large scale, is separate from other uses and would not generally encourage walking, biking, and transit in the area. The amendments would remove a connector roadway and frontage lanes that transit may have used, but would add a multi-use trail that could encourage walking and biking and enhance mobility.

- C. Goal 6.6- Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

The request would remove some public roadways in the portion of the Employment Center intended to connect to the main Community Center. Though the request would support job creation and business development, it would impact the movement of people, goods, and services in an area where connectivity between the main Community Center and Employment Center uses was envisioned.

13. The request is generally consistent with the following Goal from Chapter 8- Economic Development, Goal 8.1- Placemaking, as follows:

The request would facilitate expansion of a use that would contribute to creating a place where business and talent will stay and thrive. The expanded film studios would create jobs and increase associated business opportunities. It would also attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

14. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8). “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing film studios use, which would occupy more area of the Employment Center and increase its operations- creating jobs and helping to foster a viable economy.

15. Without conditions of approval, the request is generally inconsistent with the community building principle regarding Ecological Sustainability, Conservation, and Restoration in the Level A Plan, as follows:

1.2.3 Ecological Sustainability, Conservation, and Restoration (p. 10): “Sustainable development is a goal of Mesa del Sol, as well as Albuquerque’s Planned Growth Strategy and Planned Communities Criteria. Mesa del Sol will be developed over the next 35 to 50 years. Because of this long-term approach to growth, the planners and developers of Mesa del Sol will be able to fully incorporate the best practices in sustainable urban development”.

The request would reduce the size of the linear park corridor along Mesa del Sol Blvd., and south of the Level B Plan boundary, by approximately 36 acres, which would become part of the Employment Center. Two DRIPS (distributed retention and infiltration ponds) are proposed for removal. The linear parks and DRIPS are considered best practices in sustainable urban development and are part of Mesa del Sol’s sustainability toolkit. Generally, reducing their usage is inconsistent with the community building principle regarding ecological sustainability, conservation, and restoration.

16. The request is generally consistent with the economic viability implementation strategy in the Level B Plan, as follows:

Economic Viability: Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.

The request would facilitate expansion of the film studios use, which would create more jobs and is intended to have a multiplier effect throughout the local economy. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center.

17. The request is partially consistent with the Level B Plan strategies regarding Response to Context and Location and Resource Efficiency, as follows:

- A. **Response to Context and Location:** Development at Mesa del Sol will take full advantage of the sense of identity created by the site's rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.

The expanded Studios area, facilitated by the request, would remove three streets and some open space/drainage corridors in order to provide the area desired. Since open space serves multiple functions- stormwater management, habitat, and recreation- these opportunities would no longer be available in the southernmost portion of the Employment Center (cloudlined area-see Table 1 and Table 2 of the application) which would impact the connection to natural context. Though mitigation measures, such as a multi-use a pathway around the future, expanded site, would help, the loss of open space acreage and connectivity could impact the open space network intended. Therefore, the request is partially consistent with the Response to Context and Location Strategy. When future site plans are reviewed, open space provision and connectivity should be discussed to determine what additional measures can be taken to help ensure this strategy can be carried out in the manner envisioned.

- B. **Resource Efficiency:** The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordination the location and density of land uses.

The request would facilitate expansion of an existing use in the Employment Center, which is intended for large users. However, due to the need for security and privacy, connectivity related to transportation, stormwater, and energy would be impacted in this case. The amendments include some mitigation. However, review of future site plans should include consideration of impacts to these infrastructure systems. Appropriate site-specific mitigation measures could be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future.

18. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO 14-16-6-6(J)(3):

- A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to strengthen consistency to the greatest degree possible.

- B. 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The Level B Plan area does not have any NR-SU or PD zoning covering the property within its boundaries.

- C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB will also review for compliance with applicable Development Standards in the Level B Plan.

- D. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The request includes reconfiguration of transportation, open space/drainage, water, and utility networks to facilitate the Studios' expansion. The DRB will review specifics when future site plans (one for the north expansion and one for the east expansion) are submitted. At that time, adequate infrastructure capacity to serve the proposed development will be required and ensured.

- E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request would reconfigure the transportation, linear park/open space/drainage, and utility networks on the expanded Studios site and nearby. Future site plans will be reviewed by the DRB, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

- F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level B Plan for Mesa del Sol, which is a Framework Plan. Future site plans will be subject to applicable development standards in the Level B Plan.

G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

19. Conditions of approval are needed to improve consistency with the community building principle regarding Ecological Sustainability, Conservation, and Restoration in the Level A Plan and the Level B Plan strategies regarding Response to Context and Location and Resource Efficiency. The conditions would also help provide clarity as the project moves forward.
20. The Level B Plan's name, The Mesa del Sol Level B Community Master Plan, will not change. This name is used in development agreements and contracts pertaining to the Level B Plan area and needs to be used consistently so revisions to these documents do not become necessary.
21. The Parks and Recreation Department (PRD) comments note that the request will alter open space and recreation connections originally intended by the Level B Plan. The PRD supports a continuous active transportation network and re-routing of a landscaped multi-purpose trail / pedestrian / bicycle route / greenway around and along the sides of the future project area to connect the residential portion of Mesa del Sol.
22. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.
23. A pre-submittal neighborhood meeting was held on June 21, 2021 regarding the Level B Plan amendments and associated changes needed to accommodate the studios expansion project. Though no opposition was expressed, neighbors had concerns about traffic and circulation issues, including potential cut-through in the neighborhood, modification of University Blvd. SE at the new gate location, and Eastman Ave. as a private street.
24. Staff was contacted by a representative of Isleta Pueblo who wanted more information about the request. Staff sent her the spreadsheets detailing the amendments to the Level B Plan and the Technical Appendices. As of this writing, Staff has not received any additional comments.

CONDITIONS:

1. The Environmental Planning Commission (EPC) delegates final sign-off authority to the Development Review Board (DRB) to ensure that all technical issues are resolved. The DRB is also responsible for ensuring that the EPC's Conditions of Approval are satisfied and that other applicable City requirements are met.

2. A letter shall accompany the submittal, specifying all revisions that have been made since the EPC hearing, including modifications to meet each of the EPC conditions. Unauthorized changes, including before or after DRB final sign-off, may result in forfeiture of approvals.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the amendments for filing at the Planning Department.
4. Label for Revisions:
 - A. The revision date on all of the updated graphics and maps shall be listed as August 2021.
 - B. The language regarding modifications shall read as follows: “within a southern portion of the Employment Center, as shown”.
5. Acreage Totals: the figure for Total Area shall be updated to reflect the reallocation of 36 acres from Linear Open Space to Employment Center.
6. Level B Plan Maps (Table 1):
 - A. Figure 2-3: Reference shall be changed to p. 42 and the proposed change map “pending” shall be provided.
 - B. Figure 3-1: The grid of local roads (orange) shall continue to be shown in the background.
7. Technical Appendix Maps (Table 2):
 - A. Figure 2-B1: Language shall be clarified to refer to the portion of Eastman Crossing between Watson Dr. and Connector 32/Hawking Dr. The reference to Crick Crossing shall be removed since no changes are shown.
 - B. Figure 3F-4: A small map shall be added to clearly indicate the location of the revised cross-section along Mesa del Sol Blvd.
 - C. Figure 5A-2: The same figure shall be used for the existing and proposed maps.
 - D. Figure 5A-5: The differences between the existing and proposed maps shall be shown and clarified.
8. Mesa del Sol Blvd. Cross-Section:
 - A. Figure 3F-5, Mesa del Sol Blvd. Couplet 3 to the Level B Plan boundary, shall be updated to clarify it and incorporate conditions.
 - B. A narrative explanation shall be added to p. 24 of the Technical Appendices to address the changed roadway section going to the Level B Plan boundary.
 - C. The revised cross-section shall be labeled (see Figure 3F-4).
 - D. The location of any walls relative to the cross-section shall be specified.

9. Traffic Impact Study (TIS):

A narrative explanation shall be added to p. 25 of the Technical Appendix to describe the 2021 TIS, its purpose, and its conclusion(s).

10. Conditions from the Parks and Recreation Department:

- A. Regarding the modified Mesa del Sol Blvd. cross section, the distance between the future wall and curb shall be at least 30 feet.
- B. The landscaping buffer on the cross-section shall be at least 10 feet wide.
- C. The width of the multi-use trail shall be 13 feet (instead of 15 feet) in order to accommodate additional landscaping, including street trees.
- D. A note shall be added to the cross-section to indicate that the multi-use trail can be serpentine.

11. Conditions from PNM:

A. Page 86, Section 5.3:

Transmission systems' visual impact will be minimized by running the overhead power lines at mid-block locations perpendicular to streets and at the edges of the open space corridors, and by minimizing the extent to which power lines run alongside streets, as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.

Distribution systems will be underground for electric, gas and telecommunications facilities. Their location underground will be determined by the zone they occupy. Coordination with the electric utility early in the subdivision/platting processes to identify, locate, and secure necessary easements is imperative to provide safe and reliable electric service, avoid delays, and keep development projects on schedule.

B. Page 89, Section 5.3.1, *Transmission System and Distribution System: Transmission System*. A 115 kV transmission line will be brought into the Mesa del Sol development for the first substation. The requirements of PNM include:

- i) The design and construction of a 115 kV transmission line from the existing 115 kV line located in the Tijeras Arroyo to the first substation;
- ii) The design and construction of the first substation; and
- iii) PNM is ~~evaluating the construction timing of~~ designing and constructing a new switching substation that will be constructed north of Mesa del Sol.

C. PNM is working on the design of the transmission line in the updated alignment shown in Figure 5-5, Transmission Line Routing. Aesthetics and cost have been taken into consideration in determining the route..... These splice boxes are approximately 10 feet wide by 20 feet long and will require space for vehicle access and soil storage during construction and maintenance. If determined to be feasible by the electric utility, undergrounding of transmission lines and facilities must meet all industry and regulator technical and safety standards. All

necessary easements for such facilities require early coordination with the electric utility prior to development of encumbered properties.

- D. The first Substation, shown in Figure 5-5, “Transmission Line Routing,” will need to be on-line to support the employment center as it is built and occupied. Each substation is on a 200 foot by 200 foot lot. The location of the first substation has been considered for proximity to both the Employment center as well as the first Residential neighborhood. PNM’s dimensional standards for substations now require at least four acres with any side no less than 350-feet to meet current technical clearances and safety standards.

E. Distribution System

The PNM distribution system is built and operated as an interconnected system. The distribution lines of adjacent substations are interconnected to accommodate transferring load between substations... A direct application of New Urbanism will be applied to the routing of the electrical distribution (via joint trench with gas and telecommunications) adjacent to streets and within alleys in the residential zone. Diagrams of this are shown in Figure 5-3, “Utility Corridor Street Sections.” All necessary easements for such facilities require early coordination with the electric utility prior to development of properties encumbered by easements.

F. Figure 5-5 and Figure 5C-1:

- i. Legend: Consolidate the two symbols (purple dashed line and blue line) and their descriptions “Double Circuit Overhead Transmission Line” and “Single Circuit Overhead Transmission Line” into one symbol (blue line) described as “Overhead Transmission Line” and adjust line on map.
- ii. Retain “SUBSTATION #2”
- iii. Legend: Change description for green line to “Existing Transmission Lines.”
- iv. Retain transmission line corridor from SUBSTATION #2 to EMPLOYMENT CENTER SUBSTATION.
- v. Show transmission lines coming into and out of SUBSTATION #1 as parallel and closer together.
- vi. Show a new transmission corridor that connects/loops from the URBAN CENTER along the west/northwest Mesa del Sol boundary to NEW PNM SWITCH STATION.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **September 3, 2021**. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC’s Recommendation can be filed within the 15 day period following the EPC’s recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of

approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,
Planning Director

AV/CL

cc: Mesa Del Sol NA, James Thompson, jamesrthompson8@gmail.com
Mesa Del Sol NA, Joy Ziener, independencedayjoy@gmail.com
District 6 Coalition of Neighborhood Associations, Mandy Warr mandy@theremedydayspa.com
District 6 Coalition of Neighborhood Associations, Patricia Willson info@willsonstudio.com
David Campbell, Mesa Del Sol Investments LLC, dcampbell@mesadelsolnm.com
Will Gleason, Dekker/Perich/Sabatini, WillG@dpsdesign.org
Legal, kmorrow@cabq.gov
EPC file

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

September 13, 2012

Dekker/Perich/Sabatini (DPS),
Attn: Will Gleason
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Project# 1004075
12EPC-40048 Amendment to Level B Community
Master Plan

LEGAL DESCRIPTION:

for all or a portion of Bulk Land Plat of Mesa del Sol Tracts 1-15, Sections 13-15, 20-24, 26-29, 32-35 Township 9 North, Range 3 East, NMPM; Sections 2-6, Township 8 North, Range 3 East, NMPM; Albuquerque, Bernalillo County, New Mexico, and A certain tract of land within the South ½ of Section 15 and the NW ¼ of the NE ¼ of Section 22, Township 9 North, Range 3 East, NMPM, being and comprising a portion of Tract 12 and a westerly portion of Tract 1 of the Bulk Land Plat for Mesa del Sol Tracts 1 – 15, containing approximately 3,200 acres.

Catalina Lehner, Staff Planner

On September 13, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project 1004075 / 12EPC-40048, a request for amendments to the Level B Community Master Plan (the “Level B Plan”), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”). The Level B Plan area (the “subject site”) encompasses approximately 3,100 acres, located generally south of the Tijeras Arroyo & Montessa Park; north of the Level A Plan Area & Isleta Pueblo; west of Broadway Blvd. & I-25; east of the Level A “La Semilla” Reserve Area.
2. The Level B Plan area is contained within the larger, approximately 13,000-acre area of the Mesa del Sol Level A Community Master Plan (the “Level A Plan”). All of Mesa del Sol, the Level A and Level B Plan areas, is zoned Planned Communities (PC) and is designated a Reserve area by the Comprehensive Plan.

OFFICIAL NOTICE OF DECISION

Project #1004075, 12EPC-40048

September 13, 2012

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3. The proposed text amendments consist of revisions to the boundaries of the Level B Plan area, acreages in two land use categories, single-family residential lot categories and setback, setback along University Blvd. and approval of covered parking spaces. Corresponding text and map revisions and a few minor labeling and stylistic changes are also proposed. The intent of the proposed text amendments is generally to provide additional flexibility for development in the Level B Plan area.
4. The request does not constitute a sector development plan map amendment (zone change). No change to the zoning descriptor, PC, is proposed. The Level B Plan does not attach land use stipulations to its zoning descriptor; no land use changes are proposed. Therefore, the request is not required to be justified pursuant to R270-1980.
5. The Environmental Planning Commission (EPC) is the final approval body for this request, unless the EPC decision is appealed. The Level B Plan designates the EPC as the final approval body for the Level B Plan itself, and also for boundary changes greater than 10 acres in size. The proposed boundary change is approximately +69 net acres.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and technical appendices, the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) and technical appendices, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request is generally consistent with the City Charter. Amending the Level B Community Master Plan is an exercise in local self-government and falls within the City’s powers (Article I). The proposed text amendments would generally help to ensure the proper use and development of land in the Level B Plan area (Article IX).
8. The request furthers the following Comprehensive Plan Goal and policy for the Reserve area:
 - A. Reserve Area Goal (B-2). The proposed text amendments would help foster opportunities for future development and would not adversely affect the mixed-use nature established for the larger Plan area. Future development would occur in accordance with the approved Level B Plan and would not significantly affect the Plan’s core concepts.
 - B. Reserve Area Policy II.B.2.c. The Level B Plan area is contained within the larger Level A Plan area; planned community master plans have been adopted for each. The proposed text amendments would modify acreages in two land use categories and revise a couple of regulations pertaining to single-family residential uses.
9. The request generally furthers the following, applicable Comprehensive Plan Goals:
 - A. Community Identity & Urban Design Goal (C-9). The Level B Development Standards are the mechanism to implement the concepts that make Mesa del Sol identifiable as a distinct

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Project #1004075, 12EPC-40048

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community and collection of neighborhoods. The proposed text amendments would generally help enhance the built characteristics of neighborhoods in the Level B Plan.

B. Economic Development Goal (D-6). The proposed text amendments generally support the goal of achieving diversified and economic development in accordance with the social, cultural and environmental goals as elaborated in the Level B Plan.

10. The request partially furthers the Housing Goal (D-5). The request would create one category of single family lot types, which could help promote development of smaller lots that tend to be more affordable, though affordability depends on several factors. Allowing internal approval of covered carports may result in deviations from the high-quality, residential design types originally envisioned.
11. Conditions of approval are needed to improve clarity and ensure internal consistency.
12. There is no known neighborhood or other opposition as of this writing and Staff has not received any correspondence.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.

3. Covered Parking Spaces- the language shall be revised as follows (p. 25, 31):

House or Townhouse: 2 covered spaces per unit. [~~ARC can make allowance for one covered space per unit.~~] [+The ARC can allow a minimum of one covered space per unit, though two covered spaces are not prohibited.+]

4. Technical Appendices- Maps:

The following maps in the Level B Technical Appendix shall be updated to incorporate the boundary changes and match the maps in the Level B Plan document (consistent and cross-referenced maps may also appear in the body of the Level B Plan):

- A. Land Use & Absorption, p. 39-41.
- B. M de S Land Usage, p. 96.
- C. Planning Zones, p. 106.
- D. Modified M de S Take Down Land Use Area, p. 127.

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5. Setbacks:

A new note 13 shall be added to Table 2-1, as follows: [+Setbacks are measured from the edge of the street right-of-way.+]

6. Total Area & Phasing:

A. The figure for "Total Area" on Table 1-1 shall be changed to the new total (3,151).

B. The Phasing Plan Map (p. 41) shall be made legible in black-white copy and/or labeled.

7. Minor, Clean Up:

A. The revision note on the maps shall reference September 2012 (not August).

B. A revision note shall be added to the Technical Appendices since several maps will need updating.

C. The spacing issue (p. 33-42) shall be addressed so the text matches the adopted Plan.

8. Condition from PNM:

As a condition of approval, it is understood by the applicant that when objects (for example, walls or fences) are allowed to be placed in utility easements and constructed on top of underground electric distribution facilities, both the object and the utility facility are put at risk if utility maintenance, repair or replacement must occur.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 28, 2012 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting a written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF

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APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

Suzanne Lubar
Acting Director, Planning Department

SL/CLL/mc

cc: Dekker/Perich/Sabatini (DPS), Attn: Will Gleason, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Forest City Covington NM, LLC
801 University Blvd SE Suite 200
Albuquerque, New Mexico 87106

Date: January 18, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004075
06EPC-01444 EPC Level B Master Plan

LEGAL DESCRIPTION: Mesa del Sol, zoned Planned Community, located east of BROADWAY Blvd. and south of Los Picaros Rd., south and east of the regional park and amphitheater, to the west boundary of the La Semilla buffer to Kirtland Air Force Base (KAFB), and with a southern boundary approximately two miles north of the northern boundary of Isleta Pueblo, containing approximately 3100 acres. (Q-16) Catalina Lehner, Staff Planner

On January 11, 2007 the Environmental Planning Commission voted to approve Project #1004075/06EPC-01444 EPC Level B Master Plan, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Level B Community Master Plan for an approximately 3,100-acre area generally located east of Broadway Blvd. being commonly known as Mesa del Sol Level B Plan area.
2. Policy guidance for review and approval of the Level B Plan comes from the Comprehensive Plan Reserve Area Goal and Policies and the Planned Communities Criteria (PCC) for Level B submittals.
3. The Level B Plan furthers a preponderance of applicable Comprehensive Plan Goals and Policies. All applicable goals and policies are furthered in the following categories: Reserve Areas, Activity Centers, Air Quality, Water Quality, Noise, Water Management, Energy Management, Transportation and Transit, Economic Development, Education, Human Services and Public Safety. The remaining categories contain policies that are furthered and partially furthered.

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4. The Level B Plan with the attached conditions of approval demonstrates substantial consistency with the Planned Communities Criteria (PCC).
5. Lower-ranking plans are required to be consistent with higher-ranking plans. The proposed Level B Plan is in harmony with the Level A Plan and the five principles of community building contained therein.
6. Sustainability is the cornerstone of Mesa del Sol. To implement key sustainability principles of the Level A Plan, the Level B Plan uses the strategies of economic vitality, response to context and location, and resource efficiency. Like the Level A Plan, the Level B Plan promotes New Urbanist principles, non-auto transportation modes, preserves natural areas, maintains habitat, and conserves energy and natural resources.
7. A Level B Development Agreement is required pursuant to the Planned Communities Criteria (PCC) submittal requirements (Section D.5) for Level B plans. The general purpose of a Level B Development Agreement is to augment the associated Level A Development Agreement by providing greater detail on infrastructure, financing, mitigation measures and public incentives.
8. The draft Level B Development Agreements between A) the City of Albuquerque and the applicant and B) the Albuquerque/Bernalillo County Water Utility Authority and the applicant, follow the Level A Development Agreement and further delineate cost sharing mechanisms for infrastructure and service provision, define "no net expense" and specifically identify public incentives.
9. The Mesa del Sol Tax Increment Development District (TIDD), a critical component of the Level B Development Agreements, will provide a mechanism for financing public infrastructure improvements by tax increment bonds. At its December 18, 2006 special meeting, the City Council approved the TIDD ordinance (Bill No. F/S O-06-44, Enactment No. O-36-206) which allows the TIDD to be created. At a January 10, 2007 special meeting the City Council, among other things, approved the percentage of funds (67%).
10. The Planned Communities Criteria (PCC) require that a Level B Plan submittal address B. Transportation. Transportation Staff has indicated its satisfaction that transportation requirements are being met. Transportation concerns will be addressed through an Addendum to the Level A Plan.
11. Though the applicant has been working to address many comments, the applicant will continue to collaborate with interested parties regarding any outstanding concerns that have not been completely addressed as of this writing.

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12. The Level B Development Agreement with the City of Albuquerque and the Level B Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority have not been finalized at this time. The applicant is aware that, without completed Level B Development Agreements, the Level B Plan will not be effective. Conditions of approval will ensure that the Level B Plan cannot be completely approved until the Level B Development Agreements have been finalized.

CONDITIONS:

1. The EPC delegates final sign-off authority of this Level B Community Master Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Level B Community Master Plan since the EPC hearing, including how the Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed and complied with.
3. The Level B Plan approval shall not be effective until the Level B Development with the City of Albuquerque and the Level B Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority are finalized and fully executed. Completion of both Level B Development Agreements must occur within six months of January 11, 2007, which is July 13, 2007. In the event that both Level B Development Agreements have not been fully executed by July 13, 2007, the City Planning Director (prior to July 13, 2007) may extend the deadline for up to an additional six months.
4. Sustainability:
 - A. Provide additional explanation regarding where the Sustainable Development Overlay zone would apply and under what circumstances.
 - B. The phrase "the use of pervious paving materials" shall be added to p.7, line 5, regarding reduction of the heat island effect.
 - C. Water harvesting shall be required. The preceding phrase "where practical" shall be deleted from the development standards for all districts. (ex. p.18, 2.2.2 g.v).
 - D. The use of pervious paving material can be counted toward the water harvesting requirement.
5. Mixed-Use Centers (all):
 - A. All building facades, even if they are not visible from the public right-of-way, shall have architectural treatment comparable to the primary building facade (p. 19).
 - B. All building facades shall use materials that are durable and of a quality that will retain their appearance over time (p. 19).
 - C. Generic "trade dress" shall be defined as generic franchise architecture (p.19). Each franchise building shall be required to respond, through massing, color and material to its context.

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- D. Large buildings over 30,000 sf shall be designed to minimize the effects of scale. Featureless, unarticulated walls over 80 ft. in length shall be prohibited (p. 19).
- E. Under section 2.3, Mixed-Use Centers shall be specified to include the urban center, the community center and village centers (p. 20).
- F. In the Mixed-Use Centers, buildings shall be sited close to streets, with doors and windows facing the street. Parking lots along street frontages shall be minimized (p. 20).
- G. In section 2.3.1 (d), buildings on parcels in important locations shall be built in ways that call attention to the significance of these places (p. 20).
- H. All dumpsters shall be enclosed on all sides.
- I. Barbed wire and concertina wire shall be prohibited except where used by government agencies for public safety purposes. Galvanized diamond mesh chain-link fence is also prohibited as a permanent installation, but can be used for temporary definition of phase lines or during construction.
- J. The "Maximum Site Coverage" for the Community Center and the Village Center shall be removed.

6. Urban Center:

- A. The development standards for the Urban Center shall incorporate language explaining the intent that the Urban Center will be Mesa del Sol's most concentrated, walkable mixed-use district.
- B. Like the other mixed-use centers, there shall be no minimum parking requirement in the Urban Center.
- C. The Off-Street Parking Standards for Mixed-Use Centers (2.3.5, p. 24) shall be included in the development standards for each mixed use center.
- D. Water harvesting area for surface runoff shall be provided in parking lots in all districts (p. 24), subject to the requirements of the State Engineer and the City Hydrologist. Water that is harvested in the parking lot need not in its entirety be used on the immediate site, but can be distributed elsewhere.

7. Highway Commercial District:

- A. A note shall be added to Table 7-1 stating that signage requirements for the Employment Center District and the Highway Commercial District are as regulated in the signage standards in the technical appendix.
- B. Wall-mounted, canopy and marquee signs shall not exceed 75 sf of sign face.
- C. Freestanding monument signs shall not exceed 250 sf of sign face.
- D. Permanent directory signs shall not exceed 100 sf of sign face and joint premise signs shall not exceed 150 sf of sign face.

8. Employment Center:

- A. Like other buildings, office buildings shall be located right up to the street. This orientation shall be reflected in the prototype buildings on p. 17. Industrial buildings, where the separation of trucks and pedestrians is paramount, shall have a maximum of two rows of parking between the building and the street.

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- B. Buildings that are considered in the EPC process as of this writing shall comply with condition 7A above.
- C. The design standards for the 210 acre Phase I portion of the employment center, which were used in review of Project #1004097 (Advent solar) and Project #1004872 (Buildings 2 & 3), shall continue to apply.
- D. On-premise signs shall not exceed 75 sf of sign face.

9. Residential Villages:

- A. "Housing Design Characteristics" shall be renamed "Housing Standards".
- B. "Front street" and "side street" designation shall be determined by the Architectural Review Committee (ARC) at the Level C Plan level.
- C. Design standards regarding compatibility of fences and walls with building architecture shall be included in the development standards for Residential Villages.
- D. A footnote shall be placed on p. 28 stating that "These illustrations cannot cover every possible configuration of garage access, but placement of a residential garage (not including parking structures) directly on a front setback line from a public street is not permitted."

10. Architecture/Building:

- A. In the residential districts, 10% of the housing units, shall be offered as affordable.
- B. Residential areas with access control gates for vehicles (ex. Gated subdivisions) shall be limited only to "age restricted" (active adult communities) as defined in Federal law. Streets within such subdivisions shall be private.
- C. A sample list of some Environmentally Preferable (building) Materials in use at this time shall be included (p. 11) to illustrate the intent for their use, recognizing that such a sample will change over time.

11. Landscaping-General:

- A. The emphasis on "applying the right type of water" and using reclaimed water for landscape shall be reflected in the Landscape and Open Space Standards (p. 32). The heading "Landscape and Open Space Standards" shall be moved to the end of the first paragraph in the "water is precious" section.
- B. In districts other than the mixed-use centers, front landscape buffers shall not be lessened from 10 to 6 ft. when there is a perimeter wall, because space is needed to plant landscape that will help mitigate the wall's effect.
- C. Multi-trunk trees shall not be used as street trees except as approved by the City Forrester.
- D. Tree planter areas shall be a minimum of 64 square feet in area. Horizontal planting strips shall be allowed, with a 4 ft. wide minimum.
- E. Desert Willow shall be moved to the "Other Tree" list.
- F. The turf mix shall not exceed more than 20% high-water use turf (ex. Kentucky Bluegrass) content. Its use is intended to be permissive only for usable open space or active recreational settings, which may be applicable to individual properties. High-water turf shall not be used as decorative landscaping in entries to commercial uses.

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- G. Add Purple Robe Locust, Arizona Rosewood to the tree list. Add Russian Sage to the shrub list.
 - H. Highly-allergenic trees, such as Arizona Cypress and most juniper varieties, shall be prohibited. Only non-allergenic varieties of juniper are allowed, and not in residential areas.
12. Landscaping-Coverage: These average densities allow design of a hierarchy of landscape zones.
- A. In the Trunk Open Space Network: 33% vegetative coverage, tree canopies are not counted.
 - B. In the "Large Park" district: 60% vegetative coverage of which 25% of single trunk tree canopy can be counted.
 - C. In Employment Center, Highway Commercial and Residential Villages: 60% vegetative coverage, of which 50% of single trunk tree canopy can be counted.
 - D. In Mixed Use Centers: 75% vegetative coverage, of which 100% of single trunk tree canopy can be counted.
13. Open Space:
- A. In the Employment Center District, public space shall be provided in accordance with Zoning Code §14.16.3.18(4).
 - B. For the Urban Center, Community Center, Village Center, and Residential Districts, a2 shall be deleted: "Usable open space in such forms as patios, plazas and courtyards, which will have a minimum landscape area of 15%."
 - C. The following language shall be inserted in lieu of a2:
 - i) Usable Open Space shall be provided in an amount equivalent to 15% of the net (as defined in the Comprehensive Zoning Code) site area.
 - ii) Usable Open Space must be a minimum of 8 feet wide not counting the sidewalks.
 - iii) Required Usable Open Space may be aggregated into common open space areas within a ¼ mile of the site creating the requirement.
14. Other:
- A. Design guidelines shall be referred to as design standards.
 - B. The applicant shall incorporate the Interstate Corridor Enhancement Plan (ICEPlan, May 2000, p. 30, 34-37) and the south gateway to Albuquerque into the Level B Plan.
 - C. All wireless telecommunication facilities (WTFs) covered under Zoning Code §14-16-3-17 shall be integrated into building architecture or otherwise concealed. Large, false trees shall not be considered concealed. Free-standing arrays shall be prohibited.
15. Transit/Transportation Demand Management (TDM):
- A. Additional parking management strategies, such as preferential carpool parking and parking cash-out, shall be incorporated into Mesa del Sol's TDM program.
 - B. The proposed fixed guideway transit system shall have stations at approximately half mile spacing.
 - C. The applicant shall coordinate the Mesa del Sol TDM program with Transit's TDM efforts.

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PROJECT #1004075

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16. Air Quality:

- A. The sentence on p. 66, 4th paragraph shall be rewritten as follows: This indicates that the County air is clean enough to meet health standards today for CO, but continues to receive Federal oversight until 2016, when the Limited Maintenance Plan for CO expires.
- B. Surface disturbance permits shall be obtained from the City of Albuquerque Air Quality Division (not the Air Quality Control Board).

17. Utilities:

- A. The applicant shall coordinate with the City's Water Utility Department regarding the private alley with dry utilities and a public sanitary sewer line within the 20 ft. wide alley section (Figure 5-4, p. 88).
- B. PNM reserves the right to determine all technical needs and issues but not those impacting land use and planning issues.

18. Additional Coordination-City Departments:

- A. The applicant shall coordinate with the Environmental Health Department, Env. Services Division regarding potential impacts from landfill gas generated by the South Broadway Landfill. The developers of this site shall follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.
- B. The applicant shall coordinate with the Parks & Recreation Department, Open Space Division regarding archaeological sites.
- C. The applicant shall obtain statements of availability regarding police facilities, fire protection and others.

19. Additional Coordination-Non-City entities:

- A. The applicant shall continue to work with the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) on a regional drainage plan (p. 75).
- B. The applicant shall coordinate with Kirtland Air Force Base (KAFB) regarding the execution of a noise and nuisance easement and notification of military aircraft in the area.
- C. The applicant shall coordinate with affordable housing groups regarding the development of an Affordable Housing Plan for Mesa del Sol.
- D. The applicant shall continue to coordinate with the Pueblo of Isleta regarding water quality issues.

20. Minor "Clean-up":

- A. The repeated sentence at the bottom of p. 11 shall be deleted.
- B. The reference to Figure 4-7 on p. 38 shall be changed to reference Figure 4-5.
- C. Table 2-1: A title shall be added and "minor protrusions" in footnote 5 shall be defined.
- D. A legend shall be added to the Soils Map (Figure 4-3) on p. 73.

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JANUARY 11, 2007
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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 26, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/CL/ac

cc: Denish + Kline Associates, 500 Marquette NW, Suite 350, Albuquerque, NM 87102
Patty Grice, Mountain View NA, 206 Fentiman Pl. SE, Albuquerque, NM 87105
Rick Watson, Mountain View NA, 225 Sunny Slope SE, Albuquerque, NM 87105
Robert Benavides, Governor, Pueblo of Isleta, P.O. Box 1270, Isleta, NM 87022
Lee Julian, 2724 Monroe St. NE, Albuquerque, NM 87110

OFFICIAL NOTICE OF DECISION

JANUARY 11, 2007

PROJECT #1004075

PAGE 9 OF 9

Tom Bishop, PNM, Alvarado Square, Albuquerque, NM 87158-0510
David Sconyers, Kirtland AFB, 2050 Wyoming Blvd. NE, Albuquerque, NM 87117
Col. Baker, Kirtland AFB, 87117
Elena Gonzales, 3900 Osuna NE, Albuquerque, NM 87109
Catherine Woodward, 7939 Sartan Way NE, Albuquerque, NM 87109
Mark Allison, 441 Graceland SE, Albuquerque, NM 87108
Ken Balizer, 1912 Tierra Vida PL NW, Albuquerque, NM 87107
Gabriel Nims, 5709 Arvilla Ave NE, Albuquerque, NM 87110
Herbert C. Bohannon, Kirtland Air Force Base, 2050 Wyoming SE, Albuquerque, NM 87117
Richard Precek, 2838 Trellis Dr. NW, Albuquerque, NM 87107



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 14, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004260
05EPC-00987 SPR Special Planning Request
(Level A Master Plan)

Myers, Oliver & Price, PC, agents for
Forest City Covington, NM, LLC
And City of Albuquerque (sponsor of
Third Party parcels)

LEGAL DESCRIPTION: a certain tract of land being a portion of Sections 13, 14, 15, 20, 21 all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5 and portion of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, located EAST of INTERSTATE 25, SOUTH of the TIJERAS ARROYO, WEST of KIRTLAND AIR FORCE BASE and NORTH of ISLETA PUEBLO; and a certain tract of land situate BETWEEN STATE ROAD 47 (Broadway Boulevard) and INTERSTATE 25 in Sections 20, 29 and 32, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico; and a certain tract of land being a portion of Lot 7, and a portion of the south one-half of the northeast on-quarter of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, located WEST of STATE ROAD 47 (Broadway Boulevard) and SOUTH of INTERSTATE 25; and a certain tract of land being a northwesterly portion of Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico located NORTH and WEST of the INTERSTATE 25/STATE ROAD 47 (Broadway Boulevard) Interchange; all part of an area commonly referred to as Mesa Del Sol, zoned SU-2 for Planned Community, containing approximately 13,000 acres. (Q-16) Russell Brito, Staff Planner

On October 13, 2005 the Environmental Planning Commission voted that **approval** of Project1004260/05EPC-00987, a Level A Master Plan for the approximately 13,000-acre Mesa del Sol area, be forwarded to the City Council, based on the amended Findings and subject to the following amended Conditions:

FINDINGS:

1. This is a request for approval of a Level A Community Master Plan for an approximately 13,000-acre site generally located south of the Tijeras Arroyo, east of Interstate 25, west of Kirtland Air Force Base, and north of the Pueblo of Isleta, commonly known as Mesa del Sol.
2. Policy guidance for review and approval of the plan come from the Comprehensive Plan, Reserve Area Goal and Policies and the Planned Communities Criteria. The submitted Level A Plan will be the highest ranked development plan for the community, which will guide future Level B and Level C Plans.
3. Five principles of community building are expressed in the submittal, including: economic development; district and neighborhood structure; ecological sustainability and restoration; diversity and balance; and human scale. New urbanism and sustainability are common themes throughout the Level A Master Plan, with emphasis on community building, mixed-use centers, and multi-modal transportation. Job creation and sustainability will play key roles in the development of the community over the next 35 to 50 years.
4. The preponderance of Comprehensive Plan Goals and Policies are furthered by the submittal. The submittal demonstrates substantial consistency with the Planned Communities Criteria (PCC), but requires additional information and studies to meet all required criteria for a Level A Master Plan.
5. Comprehensive Plan, **Reserve Area Goal** and Policies:
 - a. The submittal furthers the Goal by proposing a plan that will allow for future development that will be mixed-use, largely self-sufficient, bounded by open space and in an appropriate outlying area. The submittal is sufficiently detailed to guide future development by designating activity centers for commercial, employment and mixed uses and separate, but connected, areas for residential development.
 - b. The proposed mix of uses will create opportunity for self-sufficiency by recognizing and promoting live, work and recreation areas and activities in one cohesively planned area. The area is appropriate for development because of its close proximity to the existing urban area and its accessibility to the regional transportation system. The Master Plan area will be bounded by open space on or near the north, east, south and west boundaries. A draft development agreement between the City of Albuquerque and the applicant outlines proposed cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government (Policy a). This document is subject to further discussion and negotiation at the City Council level.

- c. The overall gross density of the proposed planned community is less than 3 dwelling units per acre with clustering in Activity Centers and an open space network surrounding and throughout the Plan area. Future Level B and Level C Plans will prescribe specific housing densities and land use mixes and public services (Policy b).
- d. Development within this Reserve Area shall take place in accordance with the proposed planned community master plan (Policy c).
- e. The submitted planned community master plan, with its development criteria and land use strategy will serve to implement the Comprehensive Plan. The submittal demonstrates its own sense of place, the potential for self-sufficiency, environmental sensitivity, and separation from the contiguous urban area by permanent open space. A draft development agreement between the City of Albuquerque and the applicant outlines cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government (Policy d). This document is subject to further discussion and negotiation at the City Council level.

6. Comprehensive Plan, **Activity Centers** Goal and Policies:

- a. The submitted Level A Master Plan proposes several concentrations of moderate and high-density mixed land use and social/economic activities. They are arranged and connected to each other in such a way as to help reduce urban sprawl, auto travel needs and will enhance the identity of this planned community (Activity Center Goal).
- b. Each of the proposed activity centers meets the policy objectives outlined in the Comprehensive Plan for Activity Centers (Comprehensive Plan, Table 10) in terms of service area, access, land uses and scale. Future Level B and Level C Plans will allow for further analysis to identify specific design elements, appropriate uses, transportation service and other details of implementation (Policy a).
- c. The submittal proposes higher density housing within the Major Activity Center areas with lower densities in the areas surrounding them to serve as transitions to lower density residential neighborhoods. Future Level B and Level C Plans will ensure that low-density residential development is buffered from the most intense uses in the Activity Centers (Policies b, f and i).
- d. The proposed development standards of the submittal (Table 7-2) allow for structures with heights, massing and volume within the Major Activity Center areas that are higher than the surrounding areas. The locations of the proposed activity centers will provide for

visual variety and functional diversity that will be further described in future Level B and Level C Plans (Policies c and g).

- e. The proposed Village Centers appear to be located based on functional diversity and supporting market area, which include groups of neighborhoods. These smaller Activity Centers are not specifically designated or mapped by the Comprehensive Plan, but are intended to meet all the Plan's policy objectives (Policy d).
- f. The City and the applicant are working collaboratively to create a capital expenditure strategy that will entail cost sharing for infrastructure development. The general development standards of the submittal provide the framework for future, more specific land use regulations that support multi-use Activity Centers (Policy j).

7. Comprehensive Plan, **Air Quality**, Goal and Policies:

- a. The submitted Level A Master Plan intends to address the issue of air quality through a comprehensive approach that entails a coordinated system of land uses, transportation systems and service provision that will allow for fewer vehicle miles traveled for residents and visitors. Transit Oriented Development (TOD) is proposed for the Activity Centers and the connections between them (e.g. Mesa del Sol Boulevard). As the area develops, the Plan proposes to track vehicle miles traveled and mode splits between auto, public transit, pedestrian and bicycle, and then incorporate development standards to address them in future Level B and Level C Plans (page 53). This approach will aid in improving air quality to safeguard public health and enhance the quality of life for residents and visitors to Mesa del Sol and the metropolitan area (Air Quality Goal and Policies b, d and e).
- b. Enforcement of air quality standards to safeguard public health and welfare is and will be possible because the Mesa del Sol area is already within the jurisdiction of the City of Albuquerque, which has control over particulates and toxic air emissions (Policies a, g and k).
- c. The Level A Plan is accompanied by Technical Appendices that address street design, intersection design, parking, and transportation systems (multi-modal). Traffic engineering techniques, such as narrow streets and traffic calming intersections, are proposed that may improve traffic flows at steady, moderate speeds that are safe for drivers, pedestrians and bicyclists (Policy c).
- d. The submittal's land use "districts" show that air quality/land use conflicts were considered when developing their relative intensities, locations and sizes. The Land Use map on page 19 will provide the framework for future zoning and specific land use designations in future Level B and Level C Plans (Policy i).

8. Comprehensive Plan, **Water Quality**, Goal and Policies:

- a. The submitted Level A Master Plan states on page 61: "Mesa del Sol will promote and encourage sustainable water system practices, including such innovative approaches as aggressive water conservation, high desert landscaping design, wastewater reuse plans and aquifer recharge programs that will ideally result in less water per capita than average for the rest of the City." On page 62, the Plan states: "The Mesa del Sol water supply and distribution system will conform to the City of Albuquerque Water Resources Management Strategy goals and policies." These two statements indicate that a high standard is being proposed for development of Mesa del Sol. Water conservation and management will help to maintain a dependable, quality supply of water for the urbanized area's needs with an emphasis on a total systems approach to water as a valuable resource (Water Quality Goal and Policies d and e).
 - b. The Level A Plan proposes satellite treatment plants to supplement treatment of liquid waste at the Southside Water Reclamation Plant. Septic systems or other potential water quality degradation sources will not be allowed, and those that exist, such as for the Journal Pavilion, will be phased out of service (Policies a and b).
 - c. Proposed well sites appear to be upstream from two existing landfill sites (see Figure 5-4, page 63) and may not be affected by these solid waste disposal sites (Policy c).
 - d. The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has no major issues with the Level A Community Master Plan. The applicant is working with the Water Authority to address water rights or payment of such by the Developer to the ABCWUA. The applicant and the Water Authority are drafting a development agreement and exploring expansion of the service area to serve Mesa del Sol.
9. Comprehensive Plan, **Solid Waste**, Goal and Policies:
- a. Solid waste services will be provided by the City of Albuquerque to remove refuse from the area to the regional landfill on the far west mesa. The submittal specifically mentions recycling as a strategy to minimize solid waste. The Level A Plan identifies an existing solid waste transfer station just north of the Mesa del Sol area, accessible by Los Picaros Road (Solid Waste Goal and Policies a and b).
 - b. Development of the Mesa del Sol planned community will place residential and commercial neighborhoods in positions of passive surveillance, which is a proven deterrent to illegal dumping (Policy c).
10. Comprehensive Plan, **Noise**, Goal and Policies:
- a. The internal land use arrangement is such that residential uses, especially lower density residential uses, are located away from the Activity Centers where noise-generating

- b. activities are more prevalent. Noise considerations appear to have been integrated into the planning process in order to minimize noise/land use conflicts (Noise Goal and Policies a and b).
 - c. Additional information is necessary to ascertain potential land use/noise conflicts with Kirtland Air Force Base (KAFB) that may occur with the development of Mesa del Sol.
11. Comprehensive Plan, **Archaeological Resources**, Goal and Policies: The submittal furthers the Archaeological Resources Goal and Policies a, b and c by making a commitment to identify and manage or acquire and protect archaeological and paleontological sites. A protective program, created in association with the City and State governments, can now be created in future Level B and Level C Plans that are specific to smaller geographic areas and phases of development.
12. Comprehensive Plan, **Developed Landscape**, Goal and Policies:
- a. The submitted Plan creates a land use arrangement and open space network that preserves and highlights unique views of geographically significant features such as Mt. Taylor, Mt. Ladron, Mosca Peak, Sandia Peak and Crest, and the Rio Grande Bosque. Establishing these line of sight corridors creates a workable framework to respect and maintain the visual environment in future development decisions (Goal and Policy a).
 - b. Future Level B and Level C Plans will be able to ensure appropriate design of public facilities to realize opportunities for beautification (Policy b).
 - c. Specific design standards, which are created for specific locations and types of development, will make up much of the content of future planning efforts. The submittal proposes Street Sections for rights-of-way (pages 30 – 44) that include landscaping in medians and along street edges that will add to a pleasing visual environment; this, in conjunction with the Plan's commitment to "sustainable water system practices, including such innovative approaches as aggressive water conservation, and high desert landscaping design" (page 61), will further the intent of Policy d.
13. Comprehensive Plan, **Community Identity and Urban Design**, Goal and Policies:
- a. The Level A Plan proposes to create a distinct planned community with collections of identifiable neighborhoods through development that will preserve and enhance the natural characteristics of the area (Goal). The Plan clearly intends to respect the unique character of the area by creating the framework for new neighborhoods that will be further planned through Level B and Level C plans (Policy a).

- b. The submittal is a strategic document that outlines the intent of future development and its relationship to and effect on the natural environment and surrounding areas of existing development and use (Policy b).
- c. The Plan's unique layout of land uses already creates a sense of connectivity and cohesiveness that should continue through future planning and development processes (Policy c).
- d. The Plan's five principals of community building (economic development, district and neighborhood structure, ecological sustainability and restoration, diversity and balance, and human scale) demonstrate that future Level B and Level C Plans will be required to meet a high standard for development (Policy d).
- e. The submittal proposes Street Sections for rights-of-way (pages 30 -- 44) that will connect the community's Activity Centers with designs that will reinforce the community's unique identity. The Plan's intent to use high desert landscaping and minimize water use (page 61) and to require off-street parking to be towards the rear of properties to maximize pedestrian connectivity furthers Policy e.

14. Comprehensive Plan, **Service Provision**, Goal and Policies:

- a. The Level A Plan submittal contains discussion regarding stormwater facilities, water and sanitary sewer utilities and transportation facilities that will guide future development and provision of services in an efficient and equitable manner. The phased development of the community (figure 2-4, page 24) reflects the regional nature of these systems and the need for long range analysis (Goal and Policy a).
- b. New capital projects in the Mesa del Sol community may have to be privately funded or delayed as the existing public service area is the highest priority for service, capacity, use, maintenance and rehabilitation (Policies b and c).
- c. A draft development agreement between the City of Albuquerque and the applicant outlines cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government (Policy d).

15. Comprehensive Plan, **Water Management**, Goal and Policies:

- a. The Level A Master Plan submittal indicates that a high standard is being proposed for development of Mesa del Sol. Water conservation and management will help to discourage wasteful water use (Water Management Goal and Policy a).

- b. The land use map demonstrates retention of natural arroyos and other means of runoff conservation, such as open space corridors, within the context of the overall community (Policy b).
- c. The applicant is working with the Albuquerque Bernalillo County Water Utility Authority to address water rights or payment of such by the Developer to the Water Authority. The applicant and the Water Authority are drafting a development agreement and exploring expansion of the service area to serve Mesa del Sol. (Policy c).

16. Comprehensive Plan, **Energy Management**, Goal and Policies:

- a. In general, the land use layout for Mesa del Sol is based on a design that is intended to maximize the actual and potential efficient use of alternative and renewable energy sources (Goal and Policies a and b). The developer has taken steps to encourage long-term and sustainable planning and development practices.
- b. The roadways within Mesa del Sol are planned to accommodate mass transit options as well as bicycle lanes and pedestrian walkways (Policies c and d). Residential areas are planned in close proximity to transit as well as neighborhood centers, which will facilitate walking and decrease dependence on the automobile.

17. Comprehensive Plan, **Transportation and Transit**, Goal and Policies:

- a. The submittal proposes an extensive system of roadways that correspond to corridors that provide a balanced circulation system through efficient placement of employment and services. The open space network and the mix of uses in the Activity Centers and Corridors encourages bicycling, walking, and use of transit/paratransit as alternatives to automobile travel. The Master Plan will provide for sufficient roadway capacity to meet mobility and access needs through Level B and Level C planning efforts (Transportation and Transit Goal).
- b. The Master Plan's proposed Primary Roadways meet or create the opportunity to meet the policy objectives outlined in the Comprehensive Plan for Corridors (Comprehensive Plan, Table 11) in terms of street design, transit service, and development form. Future Level B and Level C Plans will allow for further analysis of corridors to identify specific design elements, appropriate uses, transportation service and other details of implementation (Policy a).
- c. Capital expenditure strategies and land use regulations in support of creating housing and jobs within key Corridors will be possible in subsequent Level B and Level C Plans (Policy b).

- d. The Plan includes language that addresses transit connections, routes, increased residential densities along Mesa del Sol Boulevard, transit stops, and right-of-way (Policies c and f).
 - e. Traffic engineering techniques, such as narrow streets and traffic calming intersections, are proposed that may improve traffic flows at steady, moderate speeds that are safe for drivers, pedestrians and bicyclists. Pedestrian and bicycle access and mobility is frequently cited in the Plan as a major determinant for development standards to create a human scale community (Policies g, h, i and l).
 - f. Vehicular crossings of steep slopes and open space corridors appear to be minimized, which will minimize harmful effects and possibly engineering costs (Policy n).
 - g. Peak hour demands on the circulation system will be decreased because of the self-sufficient nature of the planned community, mixed-use activity centers, the accessibility and connectivity of different uses, and the envisioned multi-modal transportation system (Policies o and q).
18. Comprehensive Plan, **Housing**, Goal and Policies: The Level A Master Plan addresses and furthers the housing Goal and Policies a and d by planning and designing for a diverse range of residential types in a variety of price ranges, including, but not limited to, accessory units, single-family detached units, apartments, town homes, and condominiums. Housing will be oriented in cluster-like development in order to preserve and utilize the street network and open space areas most effectively.
19. Comprehensive Plan, **Economic Development**, Goal and Policies:
- a. The Goal for Economic Development is furthered because the Level A Master Plan will allow for steady and diversified economic development balanced with other goals that will be further delineated through Level B and Level C Plans. The submittal will allow for future creation of new employment opportunities which can accommodate a wide range of occupational skills and salary levels and promote new jobs located convenient to areas of most need, such as the south valley and future residents of Mesa del Sol (Policy a).
 - b. The subject request will aid in the development of local businesses and outside firms because of the site's close proximity to KAFB, SNL and the airport (Policy b).
 - c. The potential employment and educational uses resulting from this and future Plans will provide opportunities for improvement in occupational skills and advancement (Policy c). Development of employment and commercial uses throughout the community will help

- d. ensure a sound fiscal position for local government through property taxes and gross receipts taxes (Policy e).
- e. Approval of the Level A Plan will remove an obstacle to sound growth management and economic development (Policy f). The proposed Plan will promote a concentration of employment in a variety of proposed Activity Centers in an effort to balance jobs with housing and population (Policy g).

20. Comprehensive Plan, **Education**, Goal and Policies

- a. The Level A Master Development Plan identifies the location of schools and libraries near the mixed-use nodes of activity. The siting and placement of educational facilities is dependent upon the developer in conjunction with APS planning and land acquisition (Policy b). However, in general, schools will be located adjacent to joint use park sites with multi-purpose fields and will offer an assortment of programming for both youth and adults (Goal and Policy a).
- b. Siting criteria for elementary, middle, and high schools vary slightly. Elementary schools will be sited to serve as an anchor for neighborhood centers along with swimming pools, plazas, and small-scale retail shops. Middle schools will generally be co-located with elementary or high schools in order to maximize opportunities for athletic, recreational, and educational programming (Policy e). High schools will be typically located within the mixed-use centers.
- c. The submittal also proposes two branch campuses of the University of New Mexico (UNM), one adjacent to the Employment Center and another next to the Urban Center. This may allow residents to continue their education without having to travel outside of the community (Goal and Policy a).

21. Comprehensive Plan, **Human Services**, Goal and Policies:

- a. Development within the Mesa del Sol community, as detailed in the Level A Master Plan, addresses the Human Services Goal through the five principals of community building that were adhered to while developing the Plan (pg. 8 section 1.2). Care has been taken to identify mixed-use areas that will be the focal points of the community and will house human services appropriate to community need.
- b. The mixed-use areas are conveniently located for walkability and transit access (Goal). Adherence to the five principals of community building is integral to the Plan and will ensure that future zoning, land use, transportation and economic development strategies will be consistent with the goal of maximizing access to human services (Policy a).

- c. Mesa del Sol development will occur in phases so as to limit the adverse effects on existing populations and services (Policy c). In addition, the specific location of human service related uses will be more clearly defined in future Level B and Level C Plans.

22. Comprehensive Plan, **Public Safety**, Goal and Policies:

- a. Generally, the developer will continue to work with the City of Albuquerque to ensure that police and fire station sites are located appropriately and designed as community focal points. The mixed-use centers, located at the intersections of major roads, are potential locations for future fire stations. The Level A Master Plan furthers the Public Safety Goal through continued collaboration between the applicant and the City of Albuquerque and Bernalillo County regarding the appropriate placement of public safety services.
- b. In the Mesa del Sol area, a comprehensive system of emergency medicine and rescue services will be developed as future fire stations are sited to comply with the City's four-minute response time performance criteria and as police stations are sited in appropriate locations (Policies a and f).
- c. The efficient use of technological and human resources will be maximized due to the proposed locations of police and fire stations in mixed-use centers and intersections (Policy c). As is true in all quadrants of the City, law enforcement and optimum use of the criminal justice system will be emphasized as priority activities of City and County government within the Mesa del Sol area (Policy e). Future Level B plans will identify proposed locations, capacity, and public safety services.

23. Planned Communities Criteria (PCC) submittal requirements, Land Use:

- a. Land Use. 1. The submittal illustrates the generalized land uses including several activity centers, employment areas and residential areas. The development program (Table 2-1, page 20) details proposed development intensity.
- b. Land Use. 2. The submittal outlines the hierarchy of mixed-use activity centers on pages 21-22 of the Plan (Urban Center, Community Center, and Village Center).
- c. Land Use. 3. The Master Plan details the open space system within the community, its internal links and its connections to the regional open space network in chapter four.
- d. Land Use. 4. The Master Plan details the open space system within the community, its internal links and its connections to the regional open space network in chapter four.

- e. Land Use. 5. The submittal provides intricate details of a phasing strategy that breaks the community up into three distinct phases of planning and development. The phasing plan (figure 2-4) incorporates the timing and sequencing of related activity centers and surrounding residential neighborhoods.
- f. Land Use. 6. The concept of sustainability is used repeatedly throughout the submittal, including the discussion of utilities (Chapter 5). Strategies for stormwater facilities, water and sewer utilities, solid waste, and electric and gas service are all part of the Master Plan.

24. Planned Communities Criteria (PCC) submittal requirements, Transportation:

- a. Transportation. 1. Approximate boundaries of Level B and Level C plan areas should be provided that relate to the submittal's phasing plan (figure 2-4, page 24). The Department of Municipal Development (DMD), Transportation Planning Division does not believe that the applicant has provided a comprehensive transportation system analysis acceptable to the City at this time.
- b. Transportation. 2. Chapter 3 of the Plan covers the vehicular transportation system as well as transit, walking and bicycling as critical elements of sustainability for Mesa del Sol. Intermodal connections within the community and connections to the surrounding area are adequately addressed in the Plan.
- c. Transportation. 3. The Master Plan details and illustrates the hierarchy of roadway facilities both within the site and their connections to regional facilities (Boulevards, Avenues and Connectors). The submittal also details and illustrates Local streets, alleys and pedestrian ways.

25. Planned Communities Criteria (PCC) submittal requirements, Environment and Open Space:

- a. Env. & OS. 1. Chapter 4 of the Level A Plan is dedicated to the Environment and Open Space. Natural areas, major landforms, and site amenities are protected and incorporated into the proposed open space and park system (figure 4-1).
- b. Env. & OS. 2. The Master Plan identifies topography, soil conditions and drainage (figures 5-1, 5-2, and 5-3) as part of its Utilities chapter. Natural resources, including vegetation and wildlife are addressed as part of Chapter 4, Environment and Open Space. Noise zones are mapped on figure 2-2 and discussed in Chapter 2, Land Use. The noise contours of the Albuquerque International Sunport are used to plan land use arrangements that minimize adverse effects of noise. Recreation and open space resources are integrated into the land use arrangement and shown on figure 2-3.

- c. Env. & OS. 3. The Master Plan identifies topography, soil conditions and drainage (figures 5-1, 5-2, and 5-3) as part of its Utilities chapter. This chapter details a stormwater management plan for the community with existing and proposed hydrologic conditions.
- d. Env. & OS. 4. A Class I archaeology resources investigation, including literature search has been conducted. A plan for field survey is still necessary, possibly in conjunction with future Level B planning efforts.
- e. Env. & OS. 5. Air quality is addressed in Chapter 4 of the Plan, which discusses meteorological and physiographical conditions at Mesa del Sol. As the area develops, the Plan proposes to track vehicle miles traveled and mode splits between auto, public transit, pedestrian and bicycle, and then incorporate development standards to address them in future Level B and Level C Plans (page 53).
- f. Env. & OS. 6. The submittal identifies proposed onsite well fields on figure 5-4, but there is no identification of depth to groundwater. The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has no major issues with the Level A Community Master Plan. The applicant is working with the Albuquerque Bernalillo County Water Utility Authority to address water rights or payment of such by the Developer to the Water Authority. The applicant and the Water Authority are drafting a development agreement and exploring expansion of the service area to serve Mesa del Sol.
- g. Env. & OS. 7. Solid waste services will be provided by the City of Albuquerque to remove refuse from the area to the regional landfill on the far west mesa. The Level A Plan identifies an existing solid waste transfer station just north of the Mesa del Sol area, accessible by Los Picaros Road. The strategy for wastewater is for the Mesa del Sol community to become part of the ABCWUA with a reuse concept for non-potable irrigation water.

26. Planned Communities Criteria (PCC) submittal requirements, Government and Public Services:

- a. Gvt. & Pub. Svcs. 1. The submittal discusses planning and design considerations for public facilities in Chapter 6 of the Plan.
- b. Gvt. & Pub. Svcs. 2. A draft development agreement between the City of Albuquerque and the applicant outlines proposed cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government. This document is subject to further discussion and negotiation at the City Council level.
- c. Gvt. & Pub. Svcs. 3. The subject area is within the jurisdiction of the City of Albuquerque.

- d. Gvt. & Pub. Svcs. 4. A draft development agreement between the City of Albuquerque and the applicant outlines proposed cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government. This document is subject to further discussion and negotiation at the City Council level.
27. The proposed Level A Master Plan furthers the majority of applicable Comprehensive Plan Goals and Policies. The submittal demonstrates substantial consistency with the Planned Communities Criteria, but will require additional information and studies to meet all applicable criteria for a planned community. This additional information should be relatively straightforward for the applicant to provide. Additional information and clarification of existing information is necessary to address PCC requirements and comments from City Departments and other Agencies.
28. The submittal is complete enough to proceed forward through the review and approval process, but the following Comprehensive Plan and PCC requisites and comments from City Departments and other Agencies should be addressed prior to final action by the City Council:
- City Engineer/DMD/NMDOT comments: provide more clarification and detail regarding transportation and roadway standards.
 - Refine the comprehensive transportation system plan and include studies supporting the plan. Specify land use proposals in terms of timing, location, quantity, and type as assumptions underlying the travel demand estimates (Planned Communities Criteria, Submittal Requirements, B.1.)
 - ABCWUA comments: A development agreement between the applicant and the ABCWUA is needed, as well as an expansion of the service area to serve Mesa del Sol.
 - Comments from KAFB are forthcoming. The Level A Master Plan should address noise generated by military aircraft and other base activities that may affect or be affected by development of this Planned Community.
 - Continue to address comments from the Pueblo of Isleta and work with the Pueblo Government to resolve potential concerns.
 - Identification of depth to groundwater and proximity to production wells; documentation of physical and legal availability, quantity and quality (existing data) (Planned Communities Criteria, Submittal Requirements, C.6.).
 - Create a plan for archaeological field survey, possibly in conjunction with future Level B planning efforts (Planned Communities Criteria, Submittal Requirements, C.4.).
 - Address all PNM comments and concerns.

29. The applicant is encouraged to work with APS to create a quality plan for future educational facilities.
30. The applicant is encouraged to establish a transportation management association (TMA) and an energy management strategy, similar to those that were implemented at the applicant's Stapleton Development in Denver.

CONDITIONS

1. Address City Engineer/DMD comments: provide more clarification and detail regarding transportation and roadway standards.
2. Refine the comprehensive transportation system plan and include studies supporting the plan. Specify land use proposals in terms of timing, location, quantity, and type as assumptions underlying the travel demand estimates (Planned Communities Criteria, Submittal Requirements, B.1.)
3. ABCWUA comments: A development agreement between the applicant and the ABCWUA is needed, as well as an expansion of the service area to serve Mesa del Sol.
4. Comments from KAFB dated 13 October 2005 have been received. A Level A Master Plan should address noise generated by military aircraft and other base activities, including unexploded ordinances that may affect or be affected by development of this Planned Community.
5. Continue to address comments from the Pueblo of Isleta and work with the Pueblo Government to resolve potential concerns.
6. Identification of depth to groundwater and proximity to production wells; documentation of physical and legal availability, quantity and quality (existing data) (Planned Communities Criteria, Submittal Requirements, C.6.).
7. Create a plan for archaeological field survey, possibly in conjunction with future Level B planning efforts (Planned Communities Criteria, Submittal Requirements, C.4.).

8. Address all PNM comments and concerns.
9. The plan shall include a requirement that all construction be Night Sky compliant.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 28, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


for Richard Dineen
Planning Director

RD//ns

cc: Bill Knauf, New Mexico First, 320 Gold SE, 87102
J. Robert Benavides, Governor, Pueblo of Isleta, (Via E-Mail)
Susan Gorman, 2226 B Wyoming NE, 87112
Monique Mirabal-Ostermann, 4101 Jefferson PL, 87109

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

APPLICATION INFORMATION

Applicant: MDS Investments LLC		Phone:
Address: 4020 Vassar Dr. NE Ste H		Email:
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Consensus Planning		Phone: 505 764 9801
Address: 302 8th St NW		Email: Frank@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Text Amendment to the Level B Mesa Del Sol approved Master Plan

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

Lot or Tract No.: NOT APPLICABLE SEE ATTACHED MAPS & INFORMATION SHEET	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

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

Signature:	Date: 4/6/23
Printed Name: Jim Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

FORM P1: SITE PLAN – EPC

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

☐ SITE PLAN – EPC

☐ MASTER DEVELOPMENT PLAN

☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

N/A Interpreter Needed for Hearing? ____ if yes, indicate language: _____

☒ A Single PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

☒ Zone Atlas map with the entire site clearly outlined and labeled

☒ Letter of authorization from the property owner if application is submitted by an agent

☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

☒ Office of Neighborhood Coordination neighborhood meeting inquiry response

☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

☒ Completed neighborhood meeting request form(s)

☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes

☒ Sign Posting Agreement

☒ Required notices with content per IDO Section 14-16-6-4(K)(1)

☒ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

☒ Office of Neighborhood Coordination notice inquiry response

☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO

☒ Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

☒ Proof of emailed notice to affected Neighborhood Association representatives

☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in

accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

N/A Completed Site Plan Checklist

☒ Scaled Site Plan or Master Development Plan and related drawings
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

☒ Copy of the original approved Site Plan or Master Development Plan (for amendments only)

☒ Site Plan or Master Development Plan

N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily

site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ VARIANCE – EPC

____ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

MDS Level B Plan Area Legal Description:

Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1- A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park

Level B Plan Area is approximately 3,151 acres in size

March 20, 2023

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

RE: Property Owner Letter of Authorization

To Whom It May Concern:

Steve Chavez of Mesa Del Sol Investments, LLC hereby authorizes Consensus Planning, Inc. to act as our agent relating to all applications, submittals, hearings, City meetings, and other formal representation associated with the approval of Master Plan Text and Map Amendments associated with the approved Mesa Del Sol Level A and B Master Plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve B. Chavez", written in a cursive style.

Steve Chavez
Mesa Del Sol Investments, LLC



City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: March 8, 2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

Agent: Consensus Planning
Applicant: MDS Investments LLC
Legal Description: See attached
Zoning: PD
Acreage: 3151
Zone Atlas Page(s): See attached

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, existing Mesa del Sol Level B plan, NMCRIS Records

SITE VISIT: N/A

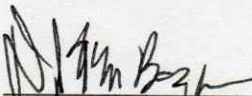
RECOMMENDATIONS:

Some archaeological surveys have taken place in the area covered by the plan, some archaeological sites, have been identified, and many properties within this area have been disturbed by previous development. Any changes to the Level B master plan will have no direct effect on any significant archaeological sites,

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

 3/8/2023
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: ^{S14, T14, R16, & S16} _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: **N/A See attachments Mesa Del Sol Level B Master Plan Area Map & Zone Atlas Pages**

Development Street Address: _____

Applicant: **Mesa Del Sol Investments LLC** Contact: _____

Address: **4020 Vassar Dr. NE Ste H**

Phone#: _____ Fax#: _____

E-mail: _____

Development Information

Build out/Implementation Year: **n/a** Current/Proposed Zoning: _____

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

Change of Zoning: ()

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

Describe development and Uses:

Text Amendment to the Level B Mesa Del Sol approved Master Plan

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: ^{Street Name} _____

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

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

Roadway Information (adjacent to site)

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

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: _____

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

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes: [A TIS is not required for a revision to the master plan area map and zone atlas page](#)

MPA P.E.

TRAFFIC ENGINEER

3/6/2023

DATE

Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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



May 1, 2023

Mr. David Shaffer, Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Text Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to request a Text Amendment to the approved Level A and B Mesa del Sol Master Plans. The IDO delegates review and approval authority of the Level B amendment to the EPC, while the Level A Amendment requires final approval by the City Council. The requested amendment consists of increasing the allowable height in the Urban Center to 80 feet, and the Community Center is to remain at 60 feet in addition to adding several height bonuses applicable only in those centers.

The request meets the criteria in IDO section 6-4(Z)(3)(b) which states "Master Plans for private property must be amended as site development plans pursuant to Subsection 14-6-6-4(Z)(1)". The requested text amendment does not meet the criteria listed in Table 6-4-4 for a minor amendment; therefore, the criteria in IDO section 6-4(Z)(1)(b) shall be followed. IDO section 6-4(Z)(1)(b) states that major amendments "shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement)". In this case, the most closely equivalent process is IDO Section 6-6(I) Site Plan – EPC. Additionally on page 104 of the Mesa del Sol Level B Master Plan states "text amendments having a substantive effect on zoning entitlements are approved by the Environmental Planning Commission."

PLANNING CONTEXT:

Mesa del Sol is an approximately 13,000-acre development that has been designed and planned in accordance with the City of Albuquerque's Planned Communities Criteria. Submittal requirements in accordance with the Planned Communities Criteria outline Level A as the overall Community Master Plan, Level B as the Village Plan, the Community Center, Employment Center, or all or part of an Urban Center plan, and Level C as the subdivision or site development plan review. The Urban, Community, and Employment Centers are all included in the Level B plan.

PRINCIPALS

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

The first stage of this process was Mesa del Sol's Level A Master Plan which was adopted on January 14, 2006. The second stage of this process was Mesa del Sol's Level B Master Plan which was approved by the EPC on January 11, 2007. Several components of the Level B Master Plan were expedited by the City of Albuquerque in the interest of economic development which includes the Advent Solar, Inc. research, development, and manufacturing plant, along with the Albuquerque Studios film campus (now Netflix).

The Level B Master Plan encompasses a 3,151-acre area and the Level A area encompasses roughly 13,000 acres. The Urban Center comprises 92 acres and the Community Center comprises 88 acres. The Urban Center is the largest most concentrated area intended to provide a mixed-use walkable district centered around employment, housing, and retail. The Community Center will offer a significant concentration of jobs, housing, and services in a walkable context that is centrally located and is served by several principal roadways and a primary transit boulevard. The proposed height amendment and building height bonuses are aligned with the goals of both the Urban and Community Centers to create a lively mixed-use pedestrian-oriented areas. The increased heights will allow for and encourage additional density needed to address the need for additional housing.

THE REQUEST:

The requested text amendment to the Mesa del Sol Level A and B Master Plan seeks to change the way height is regulated in the Urban and Community Centers and add several height bonuses applicable only to those centers. The current maximum allowable building height in the Urban and Community Center is 60 feet. The requested amendment is proposing a allowable height of 80 feet in the Urban Center and to remain 60 feet in the Community Center. The Community Center will have a maximum building height not to exceed 84 feet including applicable bonuses. The Urban Centers will not have a maximum building height like the Community Center will. Additionally, the Community Center will have a height stepdown requirement of 60 feet for development within 30 feet of the Residential District not to include the Residential Corridor area. The step-down requirement will ensure residential lots are protected from the 84-foot height maximum in the Community Center while maintaining adequate heights in other areas of the center to increase density and incentivize more walkable development.

The requested allowable heights for the Urban and Community Centers have been carefully considered in relation to the City of Albuquerque's recent proposed IDO changes recommending replacing the Workforce Housing bonus in the MX zone districts with text that states, "no maximum building height for multi-family residential development or mixed-use development." The goal of the proposed IDO change is to increase the housing stock and number of available dwelling units across the city. The IDO amendments were heard by the EPC on December 8, 2022 and will be heard by LUPZ (Land Use Planning & Zoning Committee) on April 12th.

The proposed Mesa del Sol Level B text amendment has followed the lead of the Mayors Housing Forward initiative in trying to increase housing stock while creating lively mixed-use centers. The increase in the height's within the Urban and Community Centers will assist with these City-wide goals. The additional height bonuses that are being proposed as part of this application further facilitate the creation of lively, walkable, mixed-use centers. In an effort to incentivize equitable housing development, the proposed text amendment to the Mesa del Sol Level B Master Plan includes:

- A workforce housing bonus which will allow for an additional 12 feet in building height if 35% of the units meet the city’s definition of workforce housing.
- The proposed ground floor commercial height bonus will help to activate the streets and enhance the pedestrian experience through shopping and play.
- The proposed structured parking bonus helps to eliminate the need for sprawling parking lots which take up valuable space that can be used for other community amenities as well as negatively impact stormwater flows.
- Finally, the privately owned public space height bonus will help to ensure there are adequate public spaces for community connection, leisure, and play as density and development increase in Mesa Del Sol.

Table of Proposed Changes to Text and Figures in the MDS Master Plan

Level A Plan Changes	Level B Plan Changes
Table 7-2 Development Standards Page 74	2.3.2 Development Standards Urban Center Page 21
	2.3.3 Development Standards Community Center Page 22
	Table 2-1 Site Development Standards Page 31

The following section outlines the proposed changes along with the addition of several height bonuses. The text for each of the Center types in the Level B Plan will be amended as follows:

2.3.2 Development Standards – Urban Center

1. **Maximum** – The maximum allowable building height without the use of height bonuses is 80 feet and 128 feet with the use of applicable height bonuses, measured at the tallest part of the building. Minor projections and special architectural features such as clock towers, bell towers, cupolas, and ornamental portions of parapet walls may extend up to 10 feet above the maximum building height, provided they are no more than 30 feet in width and makeup no more than one-third of the length of the building’s façade.
2. **Building Height Bonus:** Several bonuses can be awarded to development in the Urban Center if it meets the applicability of one or more of the following standards:
 - a) **Ground Floor Commercial Bonus:** Any development in the Urban Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade will be awarded an additional 12 feet of building height. Commercial uses must be primary permissive uses in RC, C-1, or C-2 zones.
 - b) **Structured Parking Bonus:** Any development in the Urban Center that features podium, subterranean, or structured-style parking on the same premises will be awarded an additional 12 feet in building height.

- c) **Workforce Housing Bonus:** Any development in the Urban Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act definition of workforce housing as stated in section § 14-9-4 will be awarded an additional 12 feet of building height.
- d) **Privately Owned Public Space Bonus:** Any development in the Urban Center that features a minimum of 1,000 square feet reserved for the sole purpose of public use such as a communal park, plaza, open space, etc. will be awarded an additional 12 feet in building height. The POP must feature xeriscaping on a minimum of 15% of the net area as well as include adequate seating for patrons.

2.3.3 Development Standards – Community Center

1. **Maximum** – The maximum allowable building height is 60 feet without the use of height bonuses and a maximum of 84 feet with the use of applicable height bonuses, measured at the tallest part of the building. Minor projections and special architectural features such as clock towers, bell towers, cupolas, and ornamental portions of parapet walls may extend up to 10 feet above the maximum building height, provided they are no more than 30 feet in width and makeup no more than one-third of the length of the building's façade.
2. **Building Height Stepdown Requirement:** Any development located in the Community Center that is within 30 feet of the Residential District not including the Residential Corridor is not permitted to use any of the building height bonuses and building heights must remain at 60 feet.
3. **Building Height Bonus:** Up to two height bonuses can be awarded to development in the Community Center if it meets the applicability of one or more of the following standards:
 - e) **Ground Floor Commercial Bonus:** Any development in the Community Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade will be awarded an additional 12 feet of building height. Commercial uses must be primary permissive uses in RC, C-1, or C-2 zones.
 - f) **Structured Parking Bonus:** Any development in the Community Center that features podium, subterranean, or structured style parking on the same premises will be awarded an additional 12 feet in building height.
 - g) **Workforce Housing Bonus:** Any development in the Community Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act definition of workforce housing as stated in section § 14-9-4 will be awarded an additional 12 feet of building height.
 - h) **Privately Owned Public Space Bonus:** Any development in the Community Center that features a minimum of 1,000 square feet reserved for the sole purpose of public use such as a communal park, plaza, open space, etc. will be awarded an additional 12 feet



in building height. The POP must feature xeriscaping on a minimum of 15% of the net area as well as include adequate seating for patrons.

NEIGHBORHOOD OUTREACH:

A facilitated neighborhood meeting was held on February 9, 2023, to discuss the proposed amendments. The neighborhood brought up concerns about the proposed heights specifically in the Community Center. At the time of the meeting, the proposed maximum allowable heights in the Community and Urban Center were 80 feet. Based on this feedback, an agreement was reached to maintain the current 60-foot allowable height in the Community Center and limit the number of height bonuses to ensure the maximum height does not exceed 82 feet. The community was in support of the proposed height in the Urban Center. The community also expressed concern about additional height adjacent to their residential neighborhood.

An action item resulting from this meeting was to consult with architects and engineers to determine if the 82-foot height limit would be feasible with HVAC and other needed overhead clearances. It was determined that 84 feet is needed to accommodate the anticipated building styles; therefore, the request reflects this and is seeking to limit the number of height bonuses in the Community Center to two which could total 24 additional feet over the 60 feet. Additionally, a height step-down requirement was added to the Community Center to further protect residents and preserve their views.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Text Amendment to the Level B Mesa del Sol Master Plan meets the IDO criteria pursuant to IDO Section 14-16-6-6(I)(1) Site Plan - EPC.

6-6(I)(3) Any application for a Site Plan - EPC shall be approved if it meets all of the following criteria:

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Applicant response: *The proposed text amendment is consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as demonstrated below:*

Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

Applicant Response: *As part of the Site Plan - EPC process a request for a pre-application facilitated meeting was sent to the affected neighborhood associations near the Mesa del Sol Community. A meeting was held on February 9th to discuss the proposed allowable heights and additional height bonuses. This meeting served as an opportunity to engage with the community and ensure the Level A & B Master Plan amendments encompass the needs and desires of those who are and will be living in the planned community.*

Roughly 25 Mesa del Sol residents were in attendance and provided valuable feedback regarding the proposed height amendment. The attendees agreed they did not mind the requested height for the Urban Center, but concerns were raised regarding the Community Center. Many residents felt strongly about preserving the skyline and ensuring the residential areas with lower height limits do not feel boxed in. A compromise was proposed to keep the allowable height of 60 feet to ensure that the Community Center does not permit allowable heights over 84 feet including the use of up to two height bonuses. For more details, please refer to the Facilitated Meeting Report submitted with this application.

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

Applicant Response: *This request seeks to strengthen the existing character of the Urban and Community Centers in the Mesa del Sol Master Planned Community by amending the height limits and adding several height bonuses. The proposed amendment will help to ensure the Urban and Community Centers grow upwards instead of sprawling outwards. The Mesa del Sol Level A Plan identifies a Residential Corridor along with a series of smaller Village Centers, which will provide additional connections within the community. Planned transit corridors are also identified in the Level A Plan that are anticipated to add a robust multi-modal aspect once these centers are more fully developed.*

The ABC Comprehensive Plan has recognized the negative impacts of sprawl on the broader community, environment, and the quality of life for residents. Similar to the ABC Comprehensive Plan the Mesa del Sol Level B Master Plan seeks to create lively, mixed-use, walkable Urban and Community Centers that feature increased densities and job opportunities. The requested increase in building heights helps to ensure the Urban and Community Centers at Mesa del Sol grow in a way that is both beneficial to the community and the environment.

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

Applicant Response: *One of the goals of the Mesa del Sol Planned Community is to capture both economic and residential regional growth. The Mesa del Sol Level A & B Master Plans have been carefully designed by a team of professionals to respond to the unique needs and projected growth of the region as well as environmental sensitivities such as access to water. The Level B Master Plan has been designed to shape the built environment into a sustainable development pattern through a balance between the designated Centers and residential areas while providing jobs and recreational opportunities. The requested amendment seeks to further develop the Mesa del Sol community into a pattern of sustainable development through the increase in building heights and applicable bonuses. This will enable an increase in the density of housing and intensity of businesses that will allow vertical growth through taller buildings instead of horizontal growth through sprawling auto-centric design.*

Sub policy a) Create Walkable places that provide opportunities to live, work, shop, and play.

Applicant Response: *This request helps to create walkable places that provide opportunities to live, work, shop, and play together, which will be enhanced through the proposed increase in building heights and applicable height bonuses. The increases in height allow for the needed density to create lively, walkable, mixed-use areas. Without density and new development occurring, lively mixed-use areas are not feasible. The requested amendment ensures that both density and new development increase in both the Urban and Community Centers. As density increases and land uses remain diverse in the respective Centers walkability will increase. A key component to walkability is increasing mixed land uses, which are already allowed in both the Community and Urban Centers, however, the additional incentives associated with the height bonuses will encourage structured parking, ground floor retail, public open spaces, and workforce housing will increase walkability and mixed-use opportunities. The privately owned public space height bonus will help to ensure as Mesa del Sol and the Urban and Community Centers grow there is adequate space for community play, recreation, and leisure.*

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

Applicant Response: *This request helps to encourage compact development in both the Urban and Community Centers because the increased building heights, combined with the height bonuses, will ensure the land in both areas is used efficiently and sustainably by maximizing the amount of development that can occur within a specified area. This is accomplished by capturing the potential growth of the community in designated Centers. The connection between the Employment, Urban, and Community Centers is via multi-modal corridors that enhance the overall livability of the community. The requested amendment recognizes the Urban and Community Centers in Mesa del Sol as an appropriate placement for compact development. The proposed maximum building heights of 60 and 80 feet combined with the proposed height bonuses will help to ensure that the Community and Urban Centers grow in a sustainable new urbanist fashion while inhibiting growth along the urban fringe.*

Sub policy d) Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.

Applicant Response: *The requested amendment helps to encourage mixed-use, multi-unit, multi-story development in both the Urban and Community Centers through an increase in the base building heights. Increased building heights, especially when combined with height bonus incentives will encourage vertically mixed uses, increased residential density, and expanded housing options. . The requested workforce housing height bonus helps to incentivize equitable housing development through the creation of affordable units in new market-rate residential development projects. Additionally, the ground floor commercial*

height bonus helps to ensure mixed-use development projects assist in activating the streets and enhancing the overall pedestrian experience.

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

Applicant Response: *This request helps to foster communities where residents can live, work, shop, and play together because the increased allowable heights for the Urban and Community Centers will allow for more robust development options which in turn will enhance the quality of life for residents in and around those centers. The goal of the Urban and Community Centers is to create walkable mixed-use centers where residents can live, work, shop, and play together. The proposed allowable heights combined with the applicable height bonuses will enable more density to be developed in the Urban and Community Centers which helps to further facilitate the goals of those areas. Additionally, the proposed workforce housing building height bonus will create more incentives for equitable development along with a ground floor commercial bonus which can further help to activate the streets and increase the quality of the pedestrian experience.*

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

Applicant Response: *This request helps to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods because the increase in base building heights and the applicable bonuses help to encourage a sustainable development pattern that is centered around new urbanist ideals. The Community Center is abutting a Residential Corridor, a UNM campus (440 acres), an Employment Center, and a Residential District making the amenities in that area easily accessible to surrounding residents. The Urban Center at Mesa del Sol is adjacent to I-25 making it not only accessible to Mesa del Sol residents but the broader Albuquerque and neighboring areas as well.*

Sub policy d) Encourage development that broadens housing options to meet a range of income and lifestyles.

Applicant Response: *The requested amendment to include a workforce housing building height bonus helps to encourage and incentivize the development of housing options that can meet the need of various incomes and lifestyles.*

Sub policy f) Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors.

Applicant Response: *This request helps to encourage higher-density housing as an appropriate use in designated Centers because if approved the text amendment will increase the base building height in the Urban Center and add height bonuses for development in the Community Center at Mesa del Sol which features mixed-uses including residential housing.*

Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria as adopted by the City and County.

Applicant Response: *The Mesa del Sol Level B Master Plan was designed in accordance with the Planned Communities Criteria and has created several types of Centers including Urban, Employment, and Community Centers. The requested amendment is seeking to enhance the Urban, Employment, and Community Centers through the proposed increase in base building heights.*

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

Applicant Response: *This request helps to balance jobs and housing by encouraging residential growth near employment because the Community Center is adjacent on the northern edge to the Employment Center. The applicable height bonuses for the Community Center will allow for a maximum of 84 feet in building height which will help to increase residential density near employment.*

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

Applicant Response: *The requested ground floor commercial building height bonus helps to promote pedestrian-oriented development in both the Urban and Community Centers at Mesa del Sol because it will activate the street and enhance the pedestrian experience. Additionally, the requested privately owned public open space building height bonus helps to increase walkability by reserving spaces in the urban landscape for passive recreation, leisure, and play.*

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

Applicant Response: *This request helps to create places where businesses and talent will stay and thrive because the proposed increase in allowable heights will incentivize mixed-use development and create an ideal environment for economic and residential growth in the Urban and Community Centers. Additionally, the ground floor commercial building height bonus helps to create an environment where small to medium-scale businesses can thrive as there will be adequate pedestrian traffic and increases in residential density to support those businesses.*

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

Applicant Response: *Mesa del Sol Master Planned Community has been designed to foster a range of interesting places and contexts with different development intensities, densities, uses, and building scales to encourage economic development opportunities including through the Urban and Community Centers. This request helps to further facilitate these opportunities by*

increasing the base building height in the Urban and Community Centers which will continue to provide interesting diverse places that promote economic growth, capture regional population trends, and address regional housing needs.

Goal 9.1 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.

Applicant Response: *This request helps to ensure a sufficient supply and range of high-quality housing types that meet the current and future needs of residents at a variety of price levels because the proposed increase in building height will allow for an increase in density to help meet the growing demand for housing units. Additionally, the proposed workforce housing height bonus helps to ensure that as density increases access to reasonably priced housing increases for workers in the community such as police, firefighters, teachers, etc.*

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

Applicant Response: *This request helps to increase housing density in appropriate places with adequate services and amenities because both the Urban and Community Centers are mixed-use centers that feature a range of services and amenities. The requested increase in building heights will help to increase housing density in both centers while protecting the character of the surrounding low-density residential areas.*

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: *The Level B Plan area was not previously zoned NR-SU or PD; therefore, this criterion does not apply.*

6-6(F)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: *The proposed text amendment to the Level A & B Mesa del Sol Master Plan is in compliance with all applicable provisions of the IDO, DPM, Mesa del Sol Level A Plan, and other adopted City regulations including both Level A and B of the Mesa del Sol Master Plan. There is no development that is occurring at this time and no Site Plan to be reviewed in conjunction with city-adopted regulatory documents. The IDO does not have a clearly defined process for text amendments to Master Plans and as stated above. A PRT meeting was held and city staff echoed the application would follow the procedures for the most closely equivalent decision which in this case is the Site Plan -EPC process.*

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Applicant Response: *There is no request for development at this time and as development occurs the impacts it will have on the public infrastructure will be assessed. The proposed text amendment will not create any adverse impact or place a burden upon the public infrastructure that is planned. In fact, maximizing the development potential in the Community and Urban Centers makes use of the existing and proposed infrastructure in a more efficient manner.*

As a relatively new planned community, Mesa del Sol is not presently developed in its entirety. The Level A and B Master Plans are created to guide the development of the community including its public infrastructure. As the community grows there are several roadways, bike trails/paths, sidewalks, etc. that are planned in accordance with this growth.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant Response: *The proposed text amendment to the Urban and Community Centers has been carefully reviewed in accordance with the height standards in the IDO for mixed-use zones regarding increased heights as well as bonuses for workforce housing, structured parking, and ground floor commercial. The proposed text amendment has modeled these standards for the Mesa del Sol community to ensure adverse community impact is mitigated. The city has found that height bonuses and increased base building heights in mixed-use areas are advantageous to the surrounding community rather than harmful.*

Additionally, the proposed amendment has been reviewed in accordance with the applicable goals for the entire Mesa del Sol Community such as walkability, economic development, regional growth, mixed-uses, variety of building scales, and density, and has been determined to be in support of these goals.

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: *The subject property is not within an approved Master Development Plan Area; therefore, this criterion does not apply.*

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: *The subject property is not within a Railroad or Spur Small Area; therefore, this criterion does not apply.*

CONCLUSION: *The client MDS Investments LLC is requesting a text amendment to the Urban and Community Centers in the Mesa del Sol Level B Master Plan. The request is seeking to maintain the base building height of 60 feet in the*



Community Center and increase the base building height in the Urban Center to 80 feet. Building heights are not to exceed 84 feet in the Community Center including up to two applicable height bonuses. The Urban Center will not be affected by that clause. Additionally, the request is seeking to add several building height bonuses which are 12 ft for ground floor commercial, 12 ft for workforce housing, 12 ft for privately owned public space, and 12ft for structure parking. The base building heights and additional bonuses have been carefully considered in relation to policies and IDO updates put forth by the City of Albuquerque. The requested amendment as demonstrated above helps to further a preponderance of goals and policies found in the ABC Comprehensive Plan. Given the information provided in this report, we respectfully ask for your approval of the requested text amendments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Strozier', written over the typed name and title.

James K. Strozier, FAICP
Principal

PRE-APPLICATION REVIEW NOTES

PA#: 23-008 Notes Provided (date): 3/3/23

Site Address and/or Location: Mesa del Sol Urban Center & Community Center

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. 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 Text Amendments to the Level B Mesa Del Sol Community Master Plan to increase allowable heights in the Urban Center (UC) and Community Center (CC)

Basic Site Information

Current Use(s): UC is Undeveloped & CC

Size (acreage): UC=92 ac. & CC=88 ac

Commercial Services, Transportation &

Undeveloped

Zoning: PC

Overlay Zone(s): No

Comprehensive Plan Designations

Development Area: Change

Corridor(s): University Blvd Multi-Modal Corridor runs into the Community Center.

Center: The CC is in the MDS/University Activity Center & the UC is in the MDS/I25 Activity Center

Near Major Public Open Space (MPOS)?: No

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): What do you plan to develop on these sites? UC: mixed use with retail uses & CC: retail, civic, and housing uses proposed in the Level B Plan

Use Specific Standards: see Level B Framework Plan & technical appendices

Applicable Definition(s):

Framework Plan

A plan that accompanies applications for the creation of a PC zone district that describes, in general terms and without engineering level detail, proposed land uses (based on definitions in this IDO); proposed maximum and minimum intensities of development for each development phase or area; and the location, size, alignment, and connectivity of proposed automobile, bicycle, and pedestrian circulation systems; open space and/or wildlife habitat systems; and storm drainage systems and facilities.

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

Notice

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

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

Process

Decision Type(s) (see IDO Table 6-1-1): EPC-Major Amendment

Specific Procedure(s)*: IDO 14-16-6-6(I) Site Plan EPC for criteria

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

Decision Making Body/ies: Requires Public hearing at EPC Is this a PRT requirement? No

Handouts Provided

- | | | | |
|----------------------------------------------------|-----------------------------------------------|----------------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input checked="" type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DHO |
| <input type="checkbox"/> Site Plan- Administrative | <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 after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at planningprt@cabq.gov. Please include the PA# with your inquiry.

Additional Notes:

- Here is a link to the most recent Mesa Del Sol Level A and Level B Plans: <https://www.cabq.gov/planning/plans-publications/framework-plans>

Applicant Questions:

- There is not a clear city defined process for text amendments to an approved master plan in the IDO, therefore, we are seeking information for the following questions:
 - The subject site is located in Mesa del Sol, which is governed by the Level A Plan (covers approximately 10,000 acres) and the Level B Plan (covers approximately 3,100 acres).
 - Both the Level A and Level B Plans are Framework Plans under the Integrated Development Ordinance (IDO), which replaced the Zoning Code in 2018. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>
<https://www.cabq.gov/planning/plans-publications/framework-plans>
- Which process should be followed to make an application, Master Development Plan, Major Amendment to Site Plan - EPC/Master Development Plan or is there some other process?
 - Although it is titled a “Master Plan” Mesa del Sol is a Framework Plan (see definitions) and the process for a Level B Amendment to the Mesa del Sol Master Development (Framework Plan) is below.
 - Text amendments to the Level B Plan (ex. the Fall 2021 case) are reviewed by the EPC- the body that has final authority over the Level B Plan.
 - Text amendments must be provided for all tables and text consistently throughout the plan AND the technical appendices OR wherever height standards in the UC & CC are referenced.
 - If height standards are located anywhere within the Level A plan, an amendment to the Level A Plan will also be required. Changes to the Level A Plan (which includes the Level B area) that affect its concepts/contents/maps are heard by the EPC as a recommending body and forwarded to the City Council for final decision, since Council has authority over the Level A Plan.
 - Level B Plan and IDO Framework

- Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Mesa del Sol Level B Community Master Plan (the “Level B Plan”) was approved by the EPC in January 2007.
- The Level B Plan is considered a Framework Plan (see definition) because this definition most closely approximates the contents of the existing document. Unlike master plans, framework plans do not expire (See IDO Table 6-4-3). However, please note that the Level B Plan area was already zoned PC when the IDO was adopted. Prior to that, the land had been zoned SU-1 for PC. As reflected by the SU-1 zoning designation, the area was considered to under the EPC’s control historically.
- Also pursuant to IDO 14-16-1-10(A)(1), notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. While the existing development standards remain valid and continue to apply, process is pursuant to the IDO. This is supported by two provisions:
 - 1. 14-16-6-4(Y): Amendment of Prior Approvals. If a proposed project exceeds the thresholds for Minor Amendments in 6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would adjust building design standards 6-4(Y)(2)(a)(7).

Therefore, the request is a Major Amendment to a prior approval.

- Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The EPC approved the Level B Plan in January 2007, because the Level B Plan established a hierarchy for approval of the Mesa del Sol documents consistent with the Planned Communities Criteria (PCC). Therefore, this request is required to be heard by the EPC.
3. Form P1 indicates the need for a TIS form, Archaeological Ordinance form, and Sensitive Lands Analysis. are these required and if so how should they be completed since there is no development taking place rather only text being amended in the Master Plan?
 - All required forms, including the TIS form and Archaeological form are required to be provided with the application for text amendments to the Level B Plan.
 - A sensitive lands analysis would be required for future site development or new subdivision pursuant to IDO 14-16-5-2(B) Site Design & Sensitive Lands.
 4. What is the correct boundaries for the property owner notice, all of Mesa Del Sol or do we draw a boundary around the urban and community center?
 - Boundary: Notification should go to all property owners for the Level B Plan area since that is what is being amended, not just the boundary of the urban and community center.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1.

LOCATION

A.

The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B.

The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.

C.

No barrier shall prevent a person from coming within five feet of the sign to read it.
2.

NUMBER

A.

One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

B.

If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3.

PHYSICAL POSTING

A.

A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.

B.

Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4.

TIME

Signs must be posted from

5/3/23

 To

6/2/23
5.

REMOVAL

A.

The sign is not to be removed before the initial hearing on the request.

B.

The sign should be removed within five (5) days after the initial hearing.

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

Jim Strozier

4/6/23

(Applicant or Agent)

(Date)

I issued signs for this application, ,

(Date)

(Staff Member)

PROJECT NUMBER:

STAFF INFORMATION

April 27, 2023

TO: Jim Strozier & Avery Frank, Consensus Planning
FROM: Megan Jones, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3352
RE: PR-2023-008498 SI-2023-00686 & SI-2023-00689 – MDS Level A &
B Text Amendments

I've completed a first review of the request and would like to discuss the amendments and have some suggestions regarding the application. Please provide the following:

- ⇒ A revised project letter (electronic copy)
- ⇒ All Level A and Level B Plan Amendments to Tables, Text, and Maps

By 10 AM on Thursday, May 4, 2023

Note: If you have difficulties with this deadline, please let me know ASAP. Feel free to send the revisions prior to this date is possible.

Overview:

- A. Though we've done our best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. It is my understanding that the request is for proposed amendments to the Mesa del Sol Level A and Level B Community Master Plans, which are intended to amend the document to allow an increase in height in the Urban Center to 80 feet, while the Community Center is to remain at 60 feet in addition to adding several height bonuses in both centers. The purpose of this amendment is to align with the Mayors Housing Forward initiative to increase housing stock across the City and aligns with the recent IDO update of no max building height in mixed use or multi-family dev. Is this correct?
 - i) If approved, a condition MAY be included stated that this is pending approval of the IDO update, to remain consistent across city standards.
- C. The amendments will include:
 - i) changing the Maximum 60-foot height to a BASE height of 80-feet in the Urban Center and will NOT have a max height. Is this correct?
 - ii) Changing the max height of 60-feet in the Community Center to the BASE height and maximum building height not to exceed 84 feet. There will be a height stepdown requirement of 60 feet for development within 30 feet of the Residential District (NA Res. Corridor area). Is this correct?
 - iii) Additional height bonuses

- D. Future Site Plans will be delegated to the DRB for review, but there are no specific plans in place at this time. Is that correct?
- E. See 2022 amendment for an example of Both the Level A & Level B plan amendments.
- F. We will continue to review the amendments within the Level A and B Plans as the case progresses. We will inform you as timely as possible if there is anything we need from you.

2) Legal Ad:

- A. I have the following for the legal description:

All or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

3) EPC 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 is May 18, 2023. Final staff reports will be available one week prior, on November 10th. The last day to submit items for FULL consideration by the EPC is Monday May 8th at 9 AM.
- C. We will email you a copy of the agency comments once they are received on May 3, 2023 and will forward any late ones to you.

4) Notification & Neighborhood Issues:

Notification requirements for a major amendment are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 345). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

- A. It appears that all notification offering the pre-application facilitated meeting is complete.
- B. It looks like a pre-application facilitated meeting was held with the Mesa del Sol & Dist. 6 Neighborhood Association on February 9, 2023, is that correct?
 - a. Community concerns about the building heights and questions about stepdowns.
 - b. Have the two action items been addressed?
- C. **The sign posting period is 15 days prior and after the EPC hearing date from Wednesday, May 3, 2023 to Friday, June 2, 2023. Please provide photos of your sign postings to us via**

email once you have posted them. We suggest posting one sign along university, closest to the community center and one sign closest to the urban center at the nearest cross street.

5) Level A/B Plans and IDO Framework

- a. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Mesa del Sol Level A Community Master Plan (the “Level A Plan”) was approved by the EPC in January 2006 and amended in December 2007. The Mesa del Sol Level B Community Master Plan (the “Level B Plan”) was approved by the EPC in January 2007 and revised in July 2021.
- b. Both the Level A and the Level B Plans are considered Framework Plans (see definition in IDO) because this definition most closely approximates the contents of the existing document. Unlike master plans, framework plans do not expire (See IDO Table 6-4-3). However, please note that the Level B Plan area was already zoned PC when the IDO was adopted. Prior to that, the land had been zoned SU-1 for PC. As reflected by the SU-1 zoning designation, the area was considered to under the EPC’s control historically. Therefore, the request is a Major Amendment to a prior approval.
 - i. Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The EPC approved the Level A Plan in January 2006 and the Level B Plan in January 2007, because the Level B Plan established a hierarchy for approval of the Mesa del Sol documents consistent with the Planned Communities Criteria (PCC). Therefore, this request is required to be heard by the EPC.

D. Text Amendments

- a. Please create a “Summary Table” With the Level A Plan & Level B Plan as headers and list out all of the proposed amendments.
- b. Please provide the Plan pages 21 & 22 with strike throughs of the previous text with new text in red similar to pages 31 and 74 that you provided.
- c. We will continue to read through the Level A and Level B Plans for any additional text amendments that need to be incorporated that pertains to this request. We will inform you as soon as possible if any additional revisions are needed.

E. Project Letter:

- a. Thank you for providing a table of proposed changes and a section describing them as they pertain to the plan sections.
- b. Please update the explanation of the EPC Role as best you can. Here is an explanation:
 - i. Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The Level A Plan was heard by the EPC and approved by the

City Council in 2006. The EPC is the recommending Body with review authority.

- ii. The EPC approved the Level B Plan in January 2007 as a final decision-making body. The EPC is the reviewing and approving body.
- c. Please add a background/history section about both the Level A and Level B plan and what the original intentions of those plans were. How are the change of height standards going to affect the Framework Plans?
- d. Please add a paragraph about the neighborhood meeting held with Mesa Del Sol and notification to the neighborhoods. Please summarize this meeting and talk about any potential concerns and action items.

F. Review & Decision Criteria (Goal and Policy analysis)

- a. Please include the level A plan amendment in your goal and policy responses or add goals for this amendment too. They only talk about the Level B plan amendment.
- b. Please read through your responses and ensure that they 1) make sense and 2) really hit the nail on the head/justify the request. Following are SOME suggestions to follow.
- c. A lot of the responses to goals and policies are not applicable as written since the request is for an increase in building heights.
 - i. For example, please expand and really try to hit the nail on the head as to how an increase in heights would foster a live work play community or complete communities. There is no guarantee that the increased building heights will result in this. Expand on these responses.
 - ii. How does an increase in heights create walkability? Expand on these responses if you're including.
- d. Some Suggestions:
 - i. Goal 5.1 Centers & Corridors: you don't explain how these centers are connected by a network of corridors. Please make sure you are reading each goal/policy and answering what the intention of the goal/policy is.
 - ii. Sub policy a) Create Walkable places that provide opportunities to live, work, shop, and play: No guarantee that increase in building heights will create walkable places. please expand.
 - iii. Policy 5.1.1 Subpolicy C: please expand and tie back to the goal.
 - iv. Policy 5.2.1 Subpolicy d: but how?

NOTIFICATION

From: Carmona, Dalaina L.
To: Avery Frank
Subject: Mesa Del Sol Planned Community Neighborhood Meeting Inquiry Sheet Submission
Date: Tuesday, January 17, 2023 9:48:22 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
combinepdf (3).pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

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
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunningham Avenue SE	Albuquerque	NM	87106	5052399052	
Mesa Del Sol NA	Cathy	Burns	catburns87106@gmail.com	2201 Stieglitz Avenue SE	Albuquerque	NM	87106	5053304322	

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.

Please note the following:

- 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 your permit application: <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-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



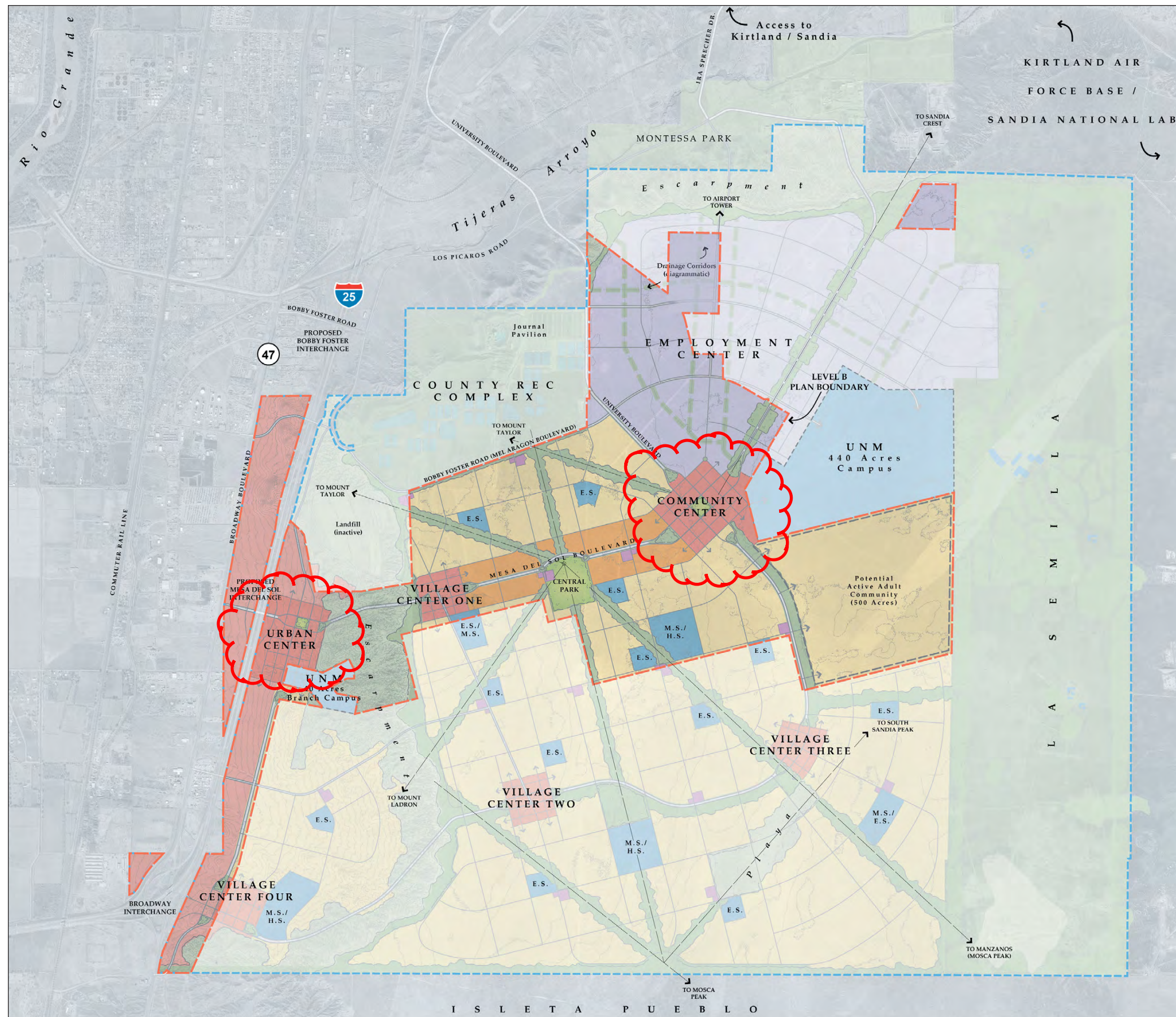
Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection 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 <webmaster@cabq.gov>
Sent: Monday, January 16, 2023 2:53 PM
To: Office of Neighborhood Coordination <frank@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Avery Frank





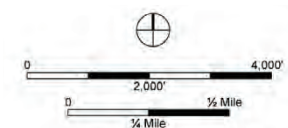
LEVEL B PLAN AREA

Figure 1-1

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Legend

- Mixed Use Centers
- Neighborhood Centers
(diagrammatic placement)
- Commercial
- Schools and UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes and Playas



Mesa Del Sol Height Amendment:

We are considering
changing the base
height to 80 or 90 feet

2.3.2 Development Standards – Urban Center

1. **Maximum** – The maximum allowable building height is ~~60 feet~~, measured at the tallest part of the building. Minor projections and special architectural features such as clock towers, bell towers, cupolas, and ornamental portions of parapet walls may extend up to 10 feet above the maximum building height, provided they are no more than 30 feet in width and make up no more than one third of the length of the building's façade.
2. **Building Height Bonus:** Several bonuses can be awarded to development in the Urban Center if it meets the applicability of one or more of the following standards:
 - a) **Ground Floor Commercial Bonus:** Any development in the Urban Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade will be awarded an additional 12 feet of building height. Commercial uses must be primary permissive uses in RC, C-1, or C-2 zones.
 - b) **Structured Parking Bonus:** Any development in the Urban Center that features podium, subterranean, or structured style parking on the same premises will be awarded an additional 12 feet in building height.
 - c) **Workforce Housing Bonus:** Any development in the Urban Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act definition of workforce housing as stated in section § 14-9-4 will be awarded an additional 12 feet of building height.
 - d) **Privately Owned Public Space Bonus:** Any development in the Urban Center that features a minimum of 1,000 square feet reserved for the sole purpose of public use such as a communal park, plaza, open space, etc. will be awarded an additional 12 feet in building height.

We are considering
changing the base
height to 80 or 90 feet

2.3.3 Development Standards – Community Center

1. **Maximum** – The maximum allowable building height is ~~60 feet~~, measured at the tallest part of the building. Minor projections and special architectural features such as clock towers, bell towers, cupolas, and ornamental portions of parapet walls may extend up to 10 feet above the maximum building height, provided they are no more than 30 feet in width and make up no more than one third of the length of the building's façade.
2. **Building Height Bonus:** Several bonuses can be awarded to development in the Community Center if it meets the applicability of one or more of the following standards:
 - e) **Ground Floor Commercial Bonus:** Any development in the Urban Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade will be awarded an additional 12 feet of building height. Commercial uses must be primary permissive uses in RC, C-1, or C-2 zones.
 - f) **Structured Parking Bonus:** Any development in the Urban Center that features podium, subterranean, or structured style parking on the same premises will be awarded an additional 12 feet in building height.

- g) **Workforce Housing Bonus:** Any development in the Urban Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act definition of workforce housing as stated in section § 14-9-4 will be awarded an additional 12 feet of building height.
- h) **Privately Owned Public Space Bonus:** Any development in the Urban Center that features a minimum of 1,000 square feet reserved for the sole purpose of public use such as a communal park, plaza, open space, etc. will be awarded an additional 12 feet in building height.



1/17/2023

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear neighbors,

On behalf of Mr. Steve Chavez, MDS Investment LLC, Consensus Planning, Inc. is providing you with notice that we are preparing a Mesa Del Sol Level B Master Plan Text Amendment application for EPC approval which will be heard at a public hearing. The request is to increase the base building heights in the Urban Center and in the Community Center to 80 or 90 feet as part of the Mesa Del Sol Level B Master Plan. This Text Amendment will also include several height bonuses that will be applicable in both the Urban and Community Centers encouraging things like ground floor retail, structured parking, workforce housing, and/or privately owned public open space.

We are reaching out to see if you would like to request a facilitated meeting to further discuss details relating to this project. As part of this email package, we have included the city-required application forms, the subject site's zone atlas page, a map of the area, and the proposed text amendments.

Per the IDO section 6-4(C)(4) you have 15 calendar days or until 2/1/2023 to respond to this request for a facilitated meeting. Please reach out to frank@consensusplanning.com or call 5050.764.9801 with any questions or concerns regarding this email. We look forward to hearing from you soon.

Best,

Ms. Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

PRINCIPALS

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

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



PART I - PROCESS

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

Application Type: Text Amendment to an approved Master Plan

Decision-making Body: EPC

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: Mesa Del Sol Level B Plan Area

Name of property owner: MDS Investments LLC

Name of applicant: MDS Investments LLC

Date, time, and place of public meeting or hearing, if applicable: Application has not been submitted yet

Address, phone number, or website for additional information: Please call or email
frank@consensusplanning.com 505 764 9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

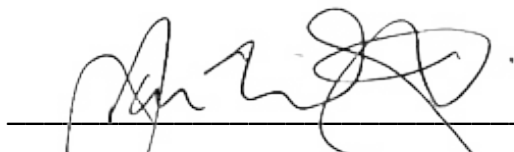
☒ Drawings, elevations, or other illustrations of this request. Text amendment has been provided with visual of area it will affect

N/A Summary of pre-submittal neighborhood meeting, if applicable. Application has not been submitted yet

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

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

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

 (Applicant signature) 1/17/2023 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

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

Date of Request*: 1/17/2023

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)*: Please see attached

Name of NA Representative*: Please see attached

Email Address* or Mailing Address* of NA Representative¹: Please see attached

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: Frank@consensusplanning.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* Mesa Del Sol Level B Plan Area: Community Center & Urban Center Areas
Location Description See attached
2. Property Owner* N/A
3. Agent/Applicant* [if applicable] Consensus Planning
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: Text Amendment to the Mesa Del Sol Level B approved Master Plan

Summary of project/request^{3*}:

The request is to change the building height limits in the Urban and Community Centers and to add height bonuses applicable to those centers.

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

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

1. Zone Atlas Page(s)^{*5} S14, T14, R16, & S16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] _____
- b. IDO Zone District _____
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

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

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://tinurl.com/idozoningmap>

From: David Mills <dmills544@gmail.com>

Sent: Tuesday, January 17, 2023 2:26 PM

To: Avery Frank <frank@consensusplanning.com>

Cc: Jim Strozier <cp@consensusplanning.com>; Mandy Warr <mandy@theremedyspa.com>; Patricia Willson <info@willsonstudio.com>; catburns87106@gmail.com

Subject: Re: Mesa Del Sol Level B Master Plan Text Amendment Request for Facilitated Meeting

Dear Avery,

The Mesa del Sol Neighborhood Association requests a facilitated meeting on the application. I would point out that the specific details of the text changes are not provided in the documents provided.

Thank you for handling our request.

With best wishes,

David Mills

President

MDS Neighborhood Association

On Tue, Jan 17, 2023 at 2:18 PM Avery Frank <frank@consensusplanning.com> wrote:

Hello,

Consensus Planning is preparing an application for a Text Amendment to the Mesa Del Sol Level B Master Plan. No application has been submitted yet. Please see the attached neighborhood association request for a facilitated meeting package. Included in this package is a cover letter outlining the request along with the required City of Albuquerque forms, zone atlas pages, a map of the area, and the proposed text amendments. If you would like to request a facilitated meeting to further discuss this application or have any questions, please respond to this email or call me at 505 764 9801. Thank you and we look forward to hearing from you soon.

Ms. Avery M Frank

Consensus Planning, Inc.

[302 8th Street NW](#)

[Albuquerque, NM 87102](#)

Phone (505) 764-9801

From: [Avery Frank](#)
To: ["Mandy Warr"; "Patricia Willson"; "dmills544@gmail.com"; "catburns87106@gmail.com"](#)
Cc: [Jim Strozier](#)
Subject: RE: Mesa Del Sol Level B Master Plan Text Amendment Request for Facilitated Meeting
Date: Thursday, April 6, 2023 8:47:00 AM
Attachments: [NADayofMDS.pdf](#)

Good morning,

This email is to inform you that we are submitting an application for EPC approval to amend the Mesa del Sol Level A & B Master Plans. The purpose of the amendment is to change the way height is regulated in the Community and Urban Centers. Attached to this email are the city-required forms along with more information about the request and the facilitated meeting report from the pre-application meeting held on February 9, 2023. The public hearing for this application will be held on 5/18/23 starting at 8:30 am. Below is the Zoom login information for the hearing. If you have any questions about this application, please reach out to me directly by replying to this email or calling 505-764-9801.

Hearing Date: 5/18/23

Time: 8:30 am

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

From: Avery Frank
Sent: Tuesday, January 17, 2023 2:19 PM
To: Mandy Warr <mandy@theremedydspaspa.com>; Patricia Willson <info@willsonstudio.com>; dmills544@gmail.com; catburns87106@gmail.com
Cc: Jim Strozier <cp@consensusplanning.com>
Subject: Mesa Del Sol Level B Master Plan Text Amendment Request for Facilitated Meeting

Hello,

Consensus Planning is preparing an application for a Text Amendment to the Mesa Del Sol Level B Master Plan. No application has been submitted yet. Please see the attached neighborhood association request for a facilitated meeting package. Included in this package is a cover letter outlining the request along with the required City of Albuquerque forms, zone atlas pages, a map of the area, and the proposed text amendments. If you would like to request a facilitated meeting to further discuss this application or have any questions, please respond to this email or call me at 505 764 9801. Thank you and we look forward to hearing from you soon.

Ms. Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

A&M TOWING LLC 7816 SEVEN SPRINGS RD NW ALBUQUERQUE NM 87114-4488	ACME AUCTION LLC 8705 BROADWAY BLVD SE ALBUQUERQUE NM 87105-7438	AFSHAR KAMYAR & REZAI PARASTOO 2331 PENN AVE SE ALBUQUERQUE NM 87106-9722
AJJ NEW MEXICO LLC 916 SILVER SPUR RD SUITE 100 ROLLING HILLS ESTATES CA 90274-3826	AKINITA LLC 5319 MENAUL BLVD NE ALBUQUERQUE NM 87110-3113	ALBUQUERQUE TRAP CLUB PO BOX 3746 ALBUQUERQUE NM 87110
ALDANA JESUS & WENDT SHANNON 2223 STIEGLITZ AVE SE ALBUQUERQUE NM 87106	AMAFCA 2600 PROSPECT AVE NE ALBUQUERQUE NM 87107-1836	ANDERSON-DAVIS ENTERPRISES LLC 2121 W CRIMSON TER PHOENIX AZ 85085-5089
ANDRADE MANUELA & RAMIREZ JOSE JESUS GARCIA 615 COSO AVE SE ALBUQUERQUE NM 87105-7621	APERTURE CENTER INVESTMENT 2 LLC 4020 VASSAR DR NE SUITE H ALBUQUERQUE NM 87107-2058	AUGUSTINE JAMES TODD 2340 PENN AVE SE ALBUQUERQUE NM 87106
AVERY LOIS Y 5624 SAGAN LP SE ALBUQUERQUE NM 87106-9618	BAHR MATTHEW NATHANIEL 2327 GANDERT AVE SE ALBUQUERQUE NM 87106-9615	BANK OF THE SOUTHWEST 6580 E MAIN ST FARMINGTON NM 87402-5122
BARKSDALE BRANDON K 5632 ADDIS DR SE ALBUQUERQUE NM 87106-9614	BARNES PAUL M & HEATHER R 5615 ADDIS DR SE ALBUQUERQUE NM 87106-9616	BEAN BRIAN & PATRICIA A 5605 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106
BELL FAMILY TRUST JAMES E BELL TRUSTEE 5611 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106-9701	BELL PEPPER LLC 5240 PASEO DEL CAMPO TUCSON AZ 85716	BENAVENTE J OTHON & VICKY ICAZA CO- TRUSTEES BENAVENTE-ICAZA FAMILY TR 1723 GREENTREE DR CONCORD CA 94521-0000
BENCICH STEVE 5612 ARBUS DR SE ALBUQUERQUE NM 87106-9723	BERNALILLO COUNTY C/O COUNTY MANAGER 415 SILVER AVE SW ALBUQUERQUE NM 87102-3225	BERNALILLO COUNTY C/O COUNTY MANAGER 415 SILVER AVE SW ALBUQUERQUE NM 87102-3225
BIRGE WILLIAM WAYNE & JERI 2215 GANDERT AVE SE ALBUQUERQUE NM 87106-9617	BIRMINGHAM RAY JR 2332 PENN AVE SE ALBUQUERQUE NM 87106-9721	BIRMINGHAM RAYMOND J JR 2332 PENN AVE SE ALBUQUERQUE NM 87106-9721
BLEA JAMES N & LYNNA T 125 BOSQUE FARMS BLVD BOSQUE FARMS NM 87068	BLOOM-HEDINE LINDA & HEDINE ROY A 7037 SW 158TH AVE ALOHA OR 97007-4994	BOUTON DANIEL W 5619 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106

BOYD ALBUQUERQUE GSA II LLC ATTN: COLLIERS INTERNATIONAL PO BOX 13470 RICHMOND VA 23225-3470	BRAN MANUEL 5811 BROADWAY BLVD SE ALBUQUERQUE NM 87105	BRAN MANUEL JR & BRAN MARIO R 5811 BROADWAY BLVD SE ALBUQUERQUE NM 87102-7429
BROADWAY PARTNERS LLC 4020 VASSAR DR NE SUITE H ALBUQUERQUE NM 87107-2057	BURMEISTER JERRY L TRUSTEE BURMEISTER FAMILY TRUST 5510 BROADWAY BLVD SE ALBUQUERQUE NM 87105	BURNS SCOTT N & CATHY 2201 STIEGLITZ AVE SE ALBUQUERQUE NM 87106
C C & C PARTNERSHIP 3125 EAMES RD SW ALBUQUERQUE NM 87105-5506	CANACA-CALDERON JOSE A & CANACA GLENDA VIOLETA 5620 SAGAN LP SE ALBUQUERQUE NM 87106-9618	CANELAS CREEK LAND LLC 46 BOULWARE RD ROY NM 87743-8517
CANO-ROJO TRUCKING SERVICE LLC 1129 ABEYTA RD SW ALBUQUERQUE NM 87121-0000	CAPO ROBERT G 11 EASTWIND LN EDGEWOOD NM 87015-7917	CAPO ROBERT G 5701 BROADWAY BLVD SE ALBUQUERQUE NM 87105
CASTRO CRAIG N & ELIZABETH ANN VASQUEZ 2324 GANDERT AVE SE ALBUQUERQUE NM 87106-9607	CASTRO LOUIS C & DIANA V 2220 GANDERT AVE SE ALBUQUERQUE NM 87106-9612	CEDARS LLC PO BOX 12877 ALBUQUERQUE NM 87195
CHANG KATHY Z & FREEMAN JOSEPH J 2312 PENN AVE SE ALBUQUERQUE NM 87106-9721	CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA 5319 MENAUL BLVD NE ALBUQUERQUE NM 87110-3113	CHIRISA MDS LLC 92-93 ST STEPHENS GREEN IRELAND
CHIRISA MDS LLC 15 PEMBROKE STREET LOWER DUBLIN 2 D02 DD35 IRELAND	CHIRISA MDS OZ II LLC 5700 UNIVERSITY BLVD SE SUITE 300 ALBUQUERQUE NM 87106-9601	CHUNG HUE V & NGUYEN LILY 621 COSO AVE SE ALBUQUERQUE NM 87105-7621
CISNEROS SALVADOR & RAMOS VERONICA 2319 PENN AVE SE ALBUQUERQUE NM 87106-9722	CITY OF ALBUQUERQUE PO BOX 1293 ALBUQUERQUE NM 87103-2248	CITY OF ALBUQUERQUE PO BOX 2248 ALBUQUERQUE NM 87103-2248
COMMISSIONER OF PUBLIC LANDS FOR THE STATE OF NM TRUSTEE FOR THE STATE OF NM 310 OLD SANTA FE TRL	CONTRERAS JUAN M & SOCORRO G CO- TRUSTEES CONTRERAS RVT PO BOX 50669 ALBUQUERQUE NM 87181-0669	COPART OF ARIZONA INC 14185 DALLAS PKWY SUITE 300 DALLAS TX 75254
CORAZON DEL MESA 3B LLC 9600 TENNYSON ST NE ALBUQUERQUE NM 87122-2282	CORAZON DEL MESA 4 LLC 9600 TENNYSON NE ALBUQUERQUE NM 87122-2282	CORP OF ENGINEERS 333 BROADWAY BLVD SE ALBUQUERQUE NM 87102-3498

CTO18 ALBUQUERQUE NM LLC 1140 N WILLIAMSON BLVD SUITE 140 DAYTONA BEACH FL 32114-2431	CUESTA DEL ORO LLC 1301 CUESTA ARRIBA CT NE SUITE A ALBUQUERQUE NM 87113-1395	D R HORTON INC 8440 WYOMING BLVD NE SUITE A ALBUQUERQUE NM 87113
DANCER DEL SOL LLC 4020 VASSAR DR NE SUITE H ALBUQUERQUE NM 87107-2058	DELELLES GREGORY H & SHEILA M 8124 CHICORY DR NW ALBUQUERQUE NM 87120-4287	DHU LLC PO BOX 91958 ALBUQUERQUE NM 87199
DIGNAN KATIE 5616 ARBUS DR SE ALBUQUERQUE NM 87106-9723	DINGEL MITCHEL WILLIAM & BENCOMO MELISSA 2312 GANDERT AVE SE ALBUQUERQUE NM 87106-9607	DOS AMIGOS PARTNERS LLC & WILLIAM BOWEN 7900 PENNSYLVANIA CIR NE ALBUQUERQUE NM 87110-7827
DUGGER VANCE 9227 E LINCOLN AVE SUITE 200 LITTLETON CO 80124-5504	DUGGER VANCE BOX 212 9227 E LINCOLN AVE SUITE 200 LONE TREE CO 80124-5504	DUKE CITY HTG & CLG LLC 8300 BROADWAY BLVD SE ALBUQUERQUE NM 87105-7452
DUKE CITY REDI-MIX LLC PO BOX 250 MORIARTY NM 87035	DURAN MONICA A 2205 GANDERT AVE SE ALBUQUERQUE NM 87106-9617	DUSICH BERNARD M TRUSTEE DUSICH RVLFT & BANK OF THE SOUTHWEST 6580 E MAIN ST FARMINGTON NM 87402-5122
DWYER DON PO BOX 30793 ALBUQUERQUE NM 87190-0793	EGP 5441 ALBUQUERQUE LLC ATTN: EASTERLY GOVT PROPERTIES INC 2001 K ST NW SUITE 775 WASHINGTON DC 20006-1074	EICHHORST CAREY N 5636 SAGAN LP SE ALBUQUERQUE NM 87106
ENCANTO QOZB LLC 1095 E 2100 SO SUITE 110 SALT LAKE CITY UT 84106-3998	EPPES RONALD D & PEGGY S 5640 SAGAN LP SE ALBUQUERQUE NM 87106-9618	F & S SICHLER ENTERPRISES LLC 519 SICHLER RD SW LOS LUNAS NM 87031-7337
FELIX SALVADOR & MARIA IRASEMA 5631 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106-9701	FOR FRIENDS VENTURES LLC 8101 CONNECTICUT ST NE ALBUQUERQUE NM 87110-2405	FRASCO JULIE 6630 N MAJORCA WAY E PHOENIX AZ 85016-1320
GANDYLAND LLC C/O SINGER ROBERT N & KELEHER & MCLEOD PO BOX AA ALBUQUERQUE NM 87103-1626	GONZALES GERALD J 5815 BROADWAY BLVD SE ALBUQUERQUE NM 87105-7429	GONZALES GUILLERMO B 2347 GANDART AVE SE ALBUQUERQUE NM 87106-9615
GONZALEZ-RAMOS DELVIS & VELETA LAURA 6423 ANAHEIM AVE NE ALBUQUERQUE NM 87113-1805	GOOSE LLC 3410 AVENIDA CHARADA NW ALBUQUERQUE NM 87107-2602	GRAFF JUSTIN M 2316 GANDERT AVE SE ALBUQUERQUE NM 87106-9607

GUSTIN H WAYNE & N ANN 290 MITCHELL DR BOSQUE FARMS NM 87068	HANOSH JEAN & HANOSH STEPHANIE C 2205 STIEGLITZ AVE SE ALBUQUERQUE NM 87106-9613	HAYNES WAYLES E & JASON M 2335 GANDERT AVE SE ALBUQUERQUE NM 87106-9615
HENKE GEORGE & SHEILA 5623 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106-9701	HIGH CINCO LLC 5501 EAGLE ROCK AVE NE SUITE A3 ALBUQUERQUE NM 87113-2543	HILL MICHAEL J & SANDRA JOY PO BOX 9426 ALBUQUERQUE NM 87119-9426
HOFFMAN STEVEN & ANITA 2315 STIEGLITZ AVE SE ALBUQUERQUE NM 87106-9611	HOPKINS HUBERT V III & JOHNSON KATHY L 2216 GANDERT AVE SE ALBUQUERQUE NM 87106-9612	HORNE-STEWART LLC 2863 N NORWALK SUITE #103 MESA AZ 85215-1133
HOUGH ROBERT S & ISELA SOSA 808 CAMINO DE PAZ EL PASO TX 79922	HRC INVESTMENTS LLC 5702 BROADWAY BLVD SE ALBUQUERQUE NM 87105-6741	HUDSON ADAM L 2209 GANDERT AVE SE ALBUQUERQUE NM 87106-9617
HUNG JOHN H & HUNG ANNIE LEE TRUSTEES HUNG TRUST 38 TEA GARDEN IRVINE CA 92620-3378	HUYNH MIA 5616 ADDIS AVE SE ALBUQUERQUE NM 87106-9614	ISLETA PUEBLO PO BOX 26567 ALBUQUERQUE NM 87125-6567
ISLETA PUEBLO 1001 INDIAN SCHOOL RD NW ALBUQUERQUE NM 87104-2303	JAQUEZ ABRAHAM & LETICIA 7605 MORROW AVE NE ALBUQUERQUE NM 87110	JENKINS ERNEST L SR & SANDRA K 5644 SAGAN LP SE ALBUQUERQUE NM 87106
JONES WELLS B & CERAVOLO DONNA L TRUST 2309 STIEGLITZ AVE SE ALBUQUERQUE NM 87106-9611	JORDAN LORIN THOMAS JR 727 CHANNING DR NW ATLANTA GA 30318-2504	JUMP JOHN MICHAEL & LYNN 5604 ADDIS AVE SE ALBUQUERQUE NM 87106-9614
K L HOUSE CONSTRUCTION CO INC 6409 ACOMA RD SE ALBUQUERQUE NM 87108	KEEFE CHRISTINE 2324 PENN AVE SE ALBUQUERQUE NM 87106-9721	KEITH CLAUDE ROGER JR & CYNTHIA A 2301 STEIGLITZ AVE SE ALBUQUERQUE NM 87106-9611
KENT JORDAN PATRICK 2301 GANDERT AVE SE ALBUQUERQUE NM 87106-9615	KENT MEGAN MELISSA 5608 ARBUS DR SE ALBUQUERQUE NM 87106-9723	KIRK BRIAN & SANCHEZ JUAN 5603 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106-9701
KNIGGE PATRICK C & DARYL A 5632 SAGAN LP SE ALBUQUERQUE NM 87106-9618	KRAFT RONALD 5604 ARBUS DR SE ALBUQUERQUE NM 87106-9723	KRANIA LLC 5319 MENAUL BLVD NE ALBUQUERQUE NM 87110

KRUICHAK JESSICA N 5639 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106-9701	LAKE JUDITH OSHEANNA 2319 GANDERT AVE SE ALBUQUERQUE NM 87106-9615	LAWSON RANDY T 2219 STIEGLITZ AVE SE ALBUQUERQUE NM 87106-9613
LUCERO MICHAEL ANTHONY & CASAS VERONICA MICHELLE 2201 GANDERT AVE SE ALBUQUERQUE NM 87106-9617	LUGONES JOAQUIN A & ULIBARRI BONITA C/O PEREZ ADRIANA MUNOZ & ETAL 508 MARTHA ST NE ALBUQUERQUE NM 87123-2925	LUTZ ANTHONY 2327 PENN AVE SE ALBUQUERQUE NM 87106
MACDOWELL MICAH M & MICHELLE J 5628 ADDIS DR SE ALBUQUERQUE NM 87106-9614	MAESTAS RON & LUCERO-MAESTAS PATSY 381 SHIRK LN SW ALBUQUERQUE NM 87105-7541	MARLER JOHN S & MICHAELI 5600 ADDIS DR SE ALBUQUERQUE NM 87106
MARQUEZ BERNABE & MARQUEZ BRANDIZE & MARQUEZ GREGORIO HIGGINS RACHEL PR ETAL 1909 CARLISLE BLVD NE	MARTIN COLLEEN BETH & KAKAR SANJIV ASHOK 26731 MONT CALABASAS DR CALABASAS CA 91302-3855	MARTIN JENNIFER 2323 PENN AVE SE ALBUQUERQUE NM 87106-9722
MARTINEZ MARCOS R & TERESA C 5636 ADDIS DR SE ALBUQUERQUE NM 87106-9614	MCCATHARN JOHN S TR MCCATHARN RVT PO BOX 19306 ALBUQUERQUE NM 87119-9306	MCCREADY JOHN T & CORINA S TRISTEES MCCREADY RVT 10016 ACADEMY HILLS DR NE ALBUQUERQUE NM 87111-1314
MCCREADY JON T & DAWN 5608 ADDIS DR SE ALBUQUERQUE NM 87106-9614	MDS INVESTMENTS LLC 5700 UNIVERSITY BLVD SE SUITE 300 ALBUQUERQUE NM 87106-9601	MDS INVESTMENTS LLC 4020 VASSAR DR NE SUITE H ALBUQUERQUE NM 87107-2057
MENDEZ ADOLFO PO BOX 26411 ALBUQUERQUE NM 87125-6411	MESA DEL SOL COMMUNITY COMPANY INC PO BOX 67590 ALBUQUERQUE NM 87193-7590	MESA DEL SOL LLC 5700 W UNIVERSITY BLVD SE SUITE 310 ALBUQUERQUE NM 87106
MESA INDUSTRIAL OZ I LLC 4020 VASSAR DR NE SUITE H ALBUQUERQUE NM 87107-2058	METAL BUILDING COMPONENTS LP 10943 SAM HOUSTON PARKWAY W. HOUSTON TX 77064	MILL STUDIOS LLC 400 RIO GRANDE BLVD NW ALBUQUERQUE NM 87104-1475
MOLINA HEALTHCARE DATA CENTER INC 5610 TURING DR SE ALBUQUERQUE NM 87106	MONROE WILLIAM A & GABRIELLE L 2305 STIEGLITZ AVE SE ALBUQUERQUE NM 87106-9611	MONTENEGRO SALVADOR & PATRICIA 3018 ALISO DR NE ALBUQUERQUE NM 87110
MONTES ERNESTO C/O DURAN BRYAN & ETAL 943 GALERAS ST NW ALBUQUERQUE NM 87120-2697	MONTESSA LLC 726 PUEBLO SOLANO RD NW VILLAGE OF LOS RANCHOS NM 87107	MONTOYA CARLOS R & TINA M 5615 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106-9701

MONTOYA TINA TRUSTEE ROLAND K ALARID RVT 14 MADRE MOUNTAIN SANTA FE NM 87508-4814	MOORE-KOONTZ REBECCA S & ADAM D 5609 ADDIS DR SE ALBUQUERQUE NM 87106	MOORTGAT RICHARD LOUIS & CINDY ANN 19083 SILCOTT SPRINGS RD PURCELLVILLE VA 20132-3917
MUMMA MERRILL A & SANDRA D PO BOX 117 WILLIAMS AZ 86046-0117	MURPHY STEVEN ROY & MICHIKO M 2305 PENN AVE SE ALBUQUERQUE NM 87106-9722	NEW MEXICO STATE HIGHWAY DEPT PO BOX 1641 SANTA FE NM 87504-1641
NEW MEXICO STATE HWY DEPT PO BOX 1149 SANTA FE NM 87501	NEW MEXICO TERMINAL SERVICES 9615 BROADWAY BLVD SE ALBUQUERQUE NM 87105-7601	NICHOLS MICAH S 2320 GANDERT AVE SE ALBUQUERQUE NM 87106
NOVA CORPORATION 70 W KING ST CHAMBERSBURG PA 17201-1540	NUSTAR LOGISTICS LP PO BOX 780339 SAN ANTONIO TX 78278-0339	OBEJI RAZEK F & LISA D 192 GREENOCK DR RIO RANCHO NM 87124
OVERLAND PETROLEUM LLC 321 N OLD HIGHWAY 91 HURRICANE UT 84737-3194	OVIS CHARLES & NANCY TRUSTEE OVIS RVT & MESA REALTY PARTNERS LLC 7344 E PARAISO DR SCOTTSDALE AZ 85255-8984	OZHAN KAMIL & CAROL L 5 TIARA LN BELEN NM 87002
P & J LAND LLC 700 INDUSTRIAL AVE NE ALBUQUERQUE NM 87107-2277	PADILLA PATRICK 2320 PENN AVE SE ALBUQUERQUE NM 87106-9721	PADIN-ROSADO JOSE A 2301 PENN AVE SE ALBUQUERQUE NM 87106-9722
PARASCANDOLA BERNARD JEAN LOUIS 5620 ADDIS AVE SE ALBUQUERQUE NM 87106-9614	PAYNE JAMES W 820 SALIDA SANDIA SW ALBUQUERQUE NM 87105	PEASE ALEXANDER N & RACHEL W 2300 GANDERT AVE SE ALBUQUERQUE NM 87106
PEEL PAUL DOUGLAS & MCGUIRE MYRA ANN 524 CACAHUATE SW ALBUQUERQUE NM 87105-7500	PEROVICH EQUIPMENT LLC PO BOX 348 EL PRADO NM 87529	PLUEMER HERBERT 490 SAND SAGE RD LOS LUNAS NM 87031-4890
PRISMA NEW MEXICO LLC 355 ALHAMBRA CIR SUITE 1000 CORAL GABLES FL 33134-5006	PUBLIC SERVICE COMPANY 414 SILVER AVE SW ALBUQUERQUE NM 87102-3226	PUBLIC SERVICE COMPANY OF NEW MEXICO CORPORATE HEADQUARTERS MS 1025 ALBUQUERQUE NM 87158
PUEBLO OF ISLETA PO BOX 1290 ISLETA NM 87022-1290	PUEBLO OF ISLETA ATTN: GOVERNOR PO BOX 1270 ISLETA NM 87022	QUIKRETE COMPANIES INC 5 CONCOURSE PKWY SUITE 1900 ATLANTA GA 30328-6111

RD MDS LLC PO BOX 73 CORRALES NM 87048-0073	REGENTS OF THE UNIVERSITY OF NEW MEXICO 2811 CAMPUS BLVD NE ALBUQUERQUE NM 87106-2701	RICHARDSON THOMAS J & GORETTI 7418 RIVERTON NW ALBUQUERQUE NM 87120
RIO BRAVO PROPERTIES LLC PO BOX 2800-325 CAREFREE AZ 85377-0000	RMG PROPERTIES LLC 5700 UNIVERSITY BLVD SE SUITE 310 ALBUQUERQUE NM 87106-9601	RODGERS EDWARD S ETUX ETAL 2615 ISLETA BLVD SW ALBUQUERQUE NM 87105
RODGERS JAMES S TRUSTEE RODGERS BYPASS TRUST UTD 1700 QUIET LN SW ALBUQUERQUE NM 87105-3617	RODRIGUEZ CARLOS R 240 HALE CIR SW ALBUQUERQUE NM 87105-0302	RODRIGUEZ FRANCES & PLUEMBER HERBERT 490 SAND SAGE RD LOS LUNAS NM 87031-4890
RODRIGUEZ ROBERT 5704 BROADWAY BLVD SE ALBUQUERQUE NM 87105	ROMERO HORACIO C & KATHRYN C PO BOX 463 TOME NM 87060	ROMERO JOSHUA JAMES 5609 UNIVERSITY BLVD SE ALBUQUERQUE NM 87106-9701
ROMERO LORENZO P & DOROTHY J 6346 ISLETA BLVD SW A ALBUQUERQUE NM 87105-6870	ROMERO RUTH E 2805 S WYOMING AVE ROSWELL NM 88203-2356	ROMERO YAHAIRA 5612 ADDIS AVE SE ALBUQUERQUE NM 87106-9614
ROMO MICHAEL A & ROSE A CHARITY 2319 STEIGLITZ AVE SE ALBUQUERQUE NM 87106-9611	RUBALCABA DEMIAN 2308 GANDERT AVE SE ALBUQUERQUE NM 87106-9607	SAEED SYD 5620 ADDIS AVE SE ALBUQUERQUE NM 87106-9614
SALAZAR SHELDON L 2315 GANDERT AVE SE ALBUQUERQUE NM 87106-9615	SAN BAR INVESTMENTS LLC 9101 BROADWAY BLVD SE ALBUQUERQUE NM 87105-7485	SANCHEZ GILBERT R JR & ERRYNN E 2309 PENN AVE SE ALBUQUERQUE NM 87105
SAUL RICHARD D & CONSTANCE M 2339 GANDERT AVE SE ALBUQUERQUE NM 87106	SAUNDERS ARTHUR J & ARECELI Y 5502 HAMILTON AVE COLUMBUS MS 39705-7528	SCF RC FUNDING IV LLC 902 CARNEGIE CENTER BLVD SUITE 520 PRINCETON NJ 08540-6531
SCHROEDER PAUL CHRISTIAN 2308 PENN AVE SE ALBUQUERQUE NM 87106	SCOTT CHARLES ANTHONY & SUSAN P 2200 GANDERT AVE SE ALBUQUERQUE NM 87106-9612	SENA RANDY J & SENA DESIREE DENEE TRUSTEES SENA TRUST 2309 LUCHETTI RD SW ALBUQUERQUE NM 87105-7015
SENA TONY A & RUBY P 6410 COORS BLVD SW ALBUQUERQUE NM 87121	SHANKS JUDITH E TRUSTEE SPELL TRUST 129 1ST AVE NO APT 343 FRANKLIN TN 37064-2207	SHARIFI AREF M & HAMAYOON SHARIFI 4400 RIVERHILL DR NW ALBUQUERQUE NM 87120-5287

SHEPHARD JOHN & MIREYA I 2204 GANDERT AVE SE ALBUQUERQUE NM 87106-9612	SOLIS CHRISTIAN & JEANNETTE 1012 SWALLOW DR SW ALBUQUERQUE NM 87121-8186	SOLIS CHRISTIAN ARMANDO & JEANETTE 846 LAS GARZAS RD SW ALBUQUERQUE NM 87105-7599
SOLIS CRISTIAN & JEANETTE 1012 SWALLOW DR SW ALBUQUERQUE NM 87121-8186	SSPS 5801 BOBBY FOSTER LLC C/O HUDSON PACIFIC PROPERTIES 11601 WILSHIRE BLVD FLOOR 9TH LOS ANGELES CA 90025-0509	STATE OF NEW MEXICO STATE LAND OFFICE PO BOX 1148 SANTA FE NM 87504-1148
TACK MARTIN FRED STANLEY 2304 GANDERT AVE SE ALBUQUERQUE NM 87106-9607	TAYLOR CHARLES H & AGNES TRUSTEES RVT 1908 LAKEVIEW RD SW ALBUQUERQUE NM 87105-6102	THEILER JOHN M 1805 LILLIE DR BOSQUE FARMS NM 87068-9090
THOMPSON DANA L 2315 PENN AVE SE ALBUQUERQUE NM 87105-9722	THOMPSON JAMES R & PATRICIA K 2227 STIEGLITZ AVE SE ALBUQUERQUE NM 87106	TORRES SAMUEL R & TORRES ROSE TRUSTEES TORRES RVLT 5620 ARBUS DR SE ALBUQUERQUE NM 87106-9723
TRES PASADAS LLC PO BOX 9825 ALBUQUERQUE NM 87119-9825	TURNER MICHAEL 2148 AUGUSTA DR HOUSTON TX 77057-3757	U S A DEPT OF ARMY HDQRS 377 CEG/CERR 2050 WYOMING BLVD SE KIRTLAND AFB NM 87117-5663
UNIVERSITY INDUSTRIAL LLC 399 PERRY ST SUITE 203 CASTLE ROCK CO 80104	US INDIAN SERVICE & BUREAU OF INDIAN AFFAIRS 1001 INDIAN SCHOOL RD NW ALBUQUERQUE NM 87104	VAN EE LESLIE BLOOM 14323 HOLLY SPRINGS RD LAKE OSWEGO OR 97035-0000
VERIZON WIRELESS (VAW) LLC ATTN: DUFF & PHELPS LLC PO BOX 2549 ADDISON TX 75001-2549	VIGIL MICHAEL S 2209 STIEGLITZ AVE SE ALBUQUERQUE NM 87106-9613	WARNER KYLE E & MARTIN AMANDA J 2309 GANDERT AVE SE ALBUQUERQUE NM 87106-9615
WATSON BENJAMIN III & HANUKKAH R 5628 SAGAN LP SE ALBUQUERQUE NM 87106	WEBER JOHN 2208 GANDERT AVE SE ALBUQUERQUE NM 87106-9612	WEST RONALD G & BILLIE J 8200 BROADWAY BLVD SE ALBUQUERQUE NM 87105-7459
WESTERN AGRICULTURE PRODUCTS PO BOX 25406 TEMPE AZ 85285-5406	WHEELER ZACHRY & LOCKHART EVELYN 2351 GANDERT AVE SE ALBUQUERQUE NM 87106-9615	WILKINSON DICK TYLER JR & HANNAH LEIGH 2336 PENN AVE SE ALBUQUERQUE NM 87106-9721
WOODLAND VENTURES LLC 1734 E BOSTON ST SUITE 103 GILBERT AZ 85295-6234	WRIGHT DARLA DEE TRUSTEE WRIGHT FMT ETAL PO BOX 504 SANTA ROSA NM 88435-0504	Z PROPERTIES INC 4600 LINCOLN RD NE SUITE 6 ALBUQUERQUE NM 87109-2329

ZIMMERMAN SILAS & CATHERINE
ELIZABETH
2224 GANDART AVE SE
ALBUQUERQUE NM 87106-9612





DUKE CITY RED-MIX LLC
PO BOX 230
MORIARTY NM 87035

NOVA CORPORATION
70 W KING ST
CHAMBERSBURG PA 17201-1540

DUGGER VANCE
9227 E LINCOLN AVE SUITE 200
LITTLETON CO 80124-5504

BARNES PAUL M & HEATHER R
5615 ADDIS DR SE
ALBUQUERQUE NM 87106-9616

OZHAN KAMIL & CAROL L
5 TIARA LN
BELEN NM 87002

GOOSE LLC
3410 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2602

CANO-ROJO TRUCKING SERVICE LLC
1129 ABEYTA RD SW
ALBUQUERQUE NM 87121-0000

MONTES ERNESTO C/O DURAN BRYAN &
ETAL
943 GALERAS ST NW
ALBUQUERQUE NM 87120-2697

CORAZON DEL MESA 4 LLC
9600 TENNYSON NE
ALBUQUERQUE NM 87122-2282

WEST RONALD G & BILLIE J
8200 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7459

SCF RC FUNDING IV LLC
902 CARNEGIE CENTER BLVD SUITE 520
PRINCETON NJ 08540-6531

RODRIGUEZ CARLOS R
240 HALE CIR SW
ALBUQUERQUE NM 87105-0302

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

CHAVEZ STEVE & GUZMAN RUDY &
DASKALOS PETE & SOULA
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113

CHIRISA MDS LLC
15 PEMBROKE STREET LOWER
DUBLIN 2 D02 DD35 IRELAND

US INDIAN SERVICE & BUREAU OF
INDIAN AFFAIRS
1001 INDIAN SCHOOL RD NW
ALBUQUERQUE NM 87104

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

MUSTAR LOGISTICS LP
PO BOX 780339
SAN ANTONIO TX 78278-0339

BELL PEPPER LLC
5240 PASEO DEL CAMPO
TUCSON AZ 85716

ROMERO HORACIO C & KATHRYN C
PO BOX 463
TOME NM 87060

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

BROADWAY PARTNERS LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

MCCREEDY JOHN T & CORINA S
TRUSTEES MCCREEDY RVT
10016 ACADEMY HILLS DR NE
ALBUQUERQUE NM 87111-1314

MARQUEZ BERNABE & MARQUEZ
BRANDITZE & MARQUEZ GREGORIO
HIGGINS RACHEL PR ETAL
1909 CARLISLE BLVD NE
ALBUQUERQUE NM 87110-4907

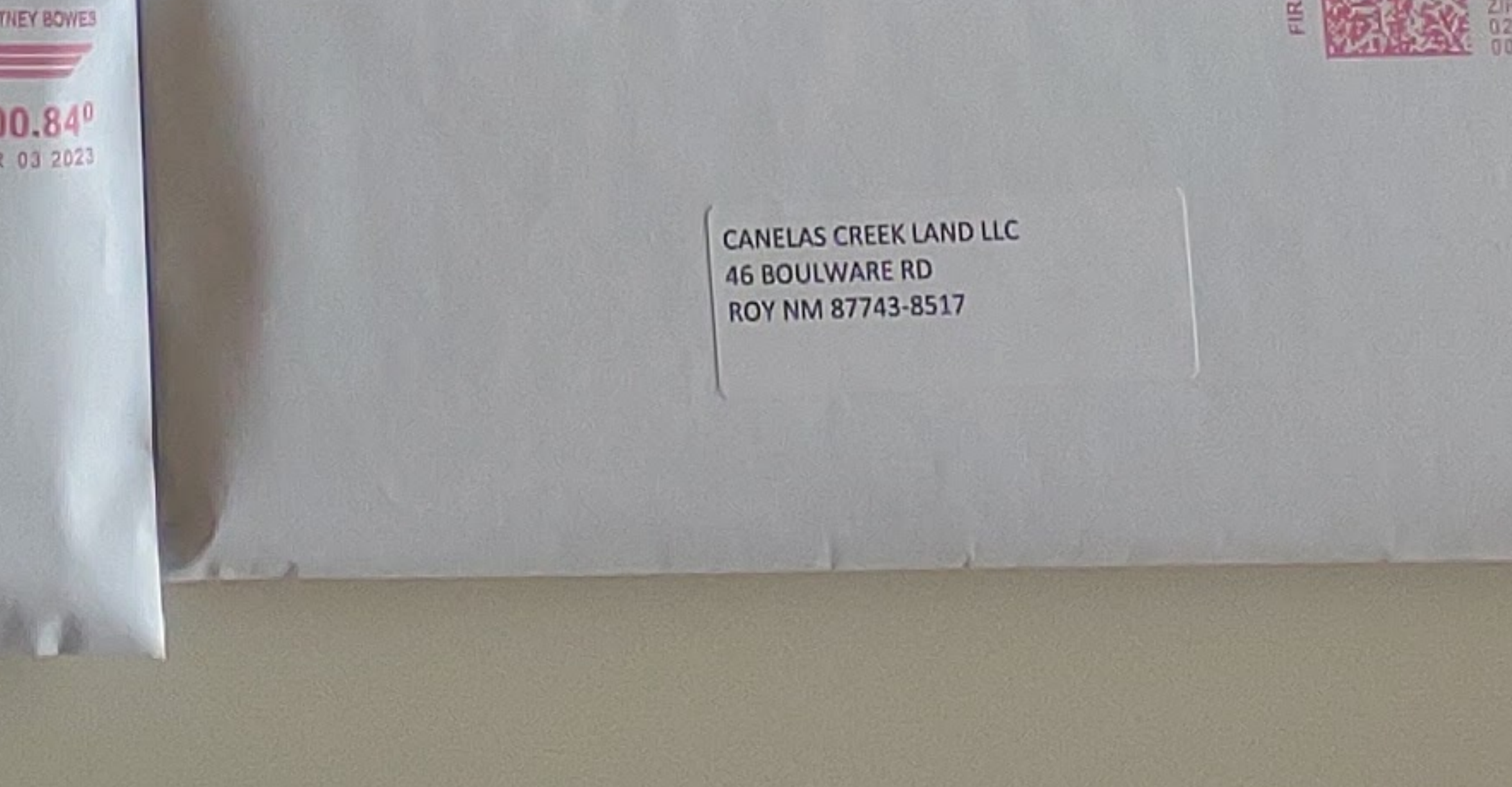
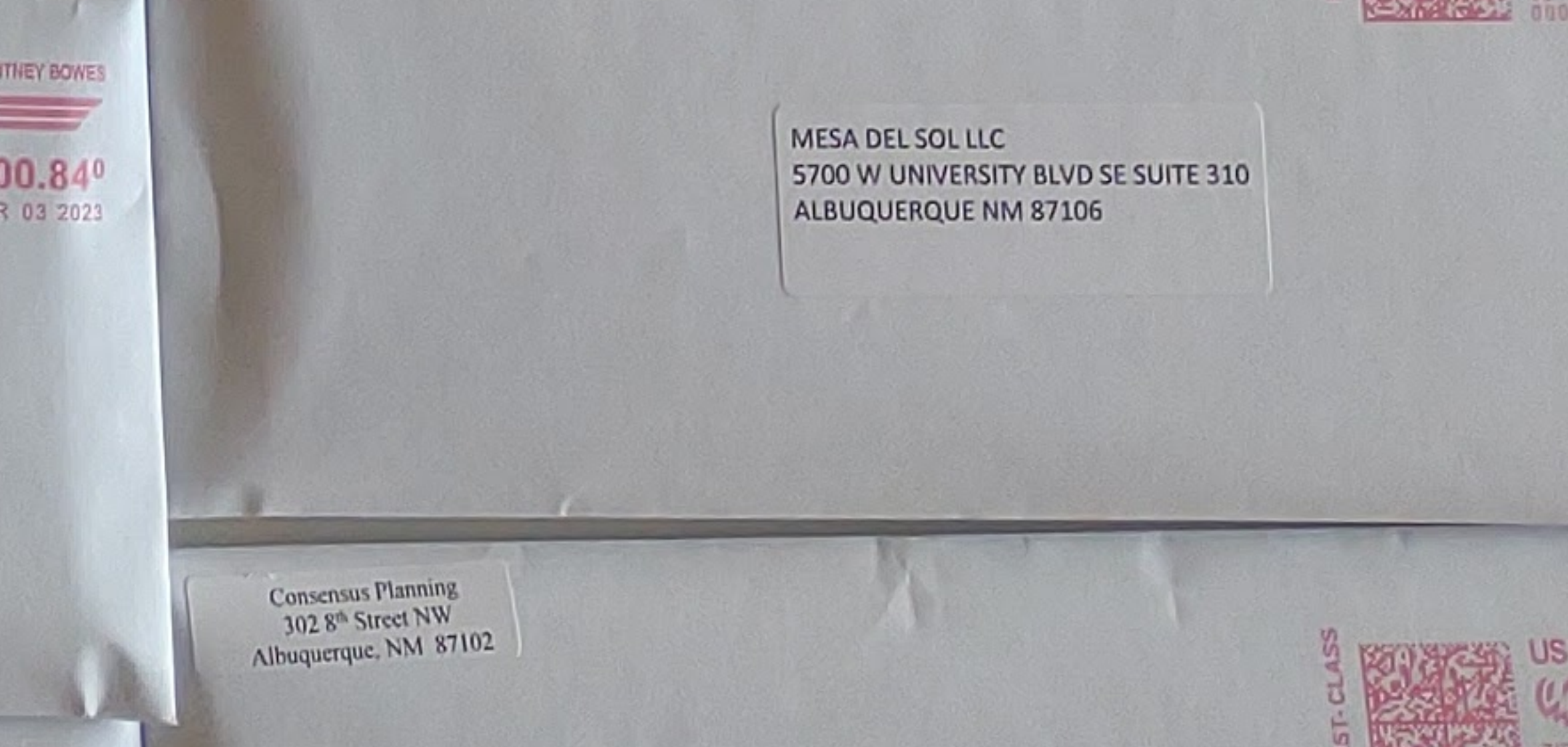
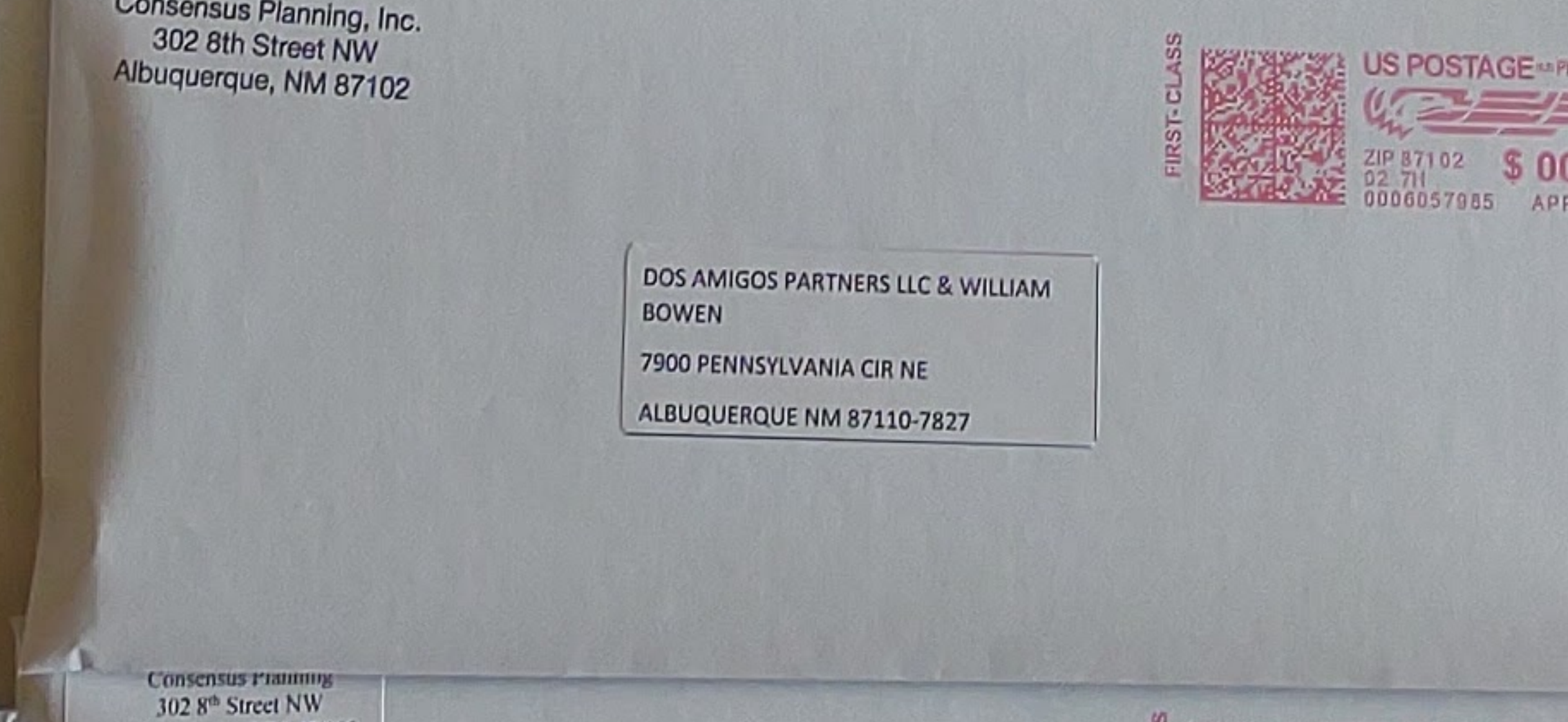
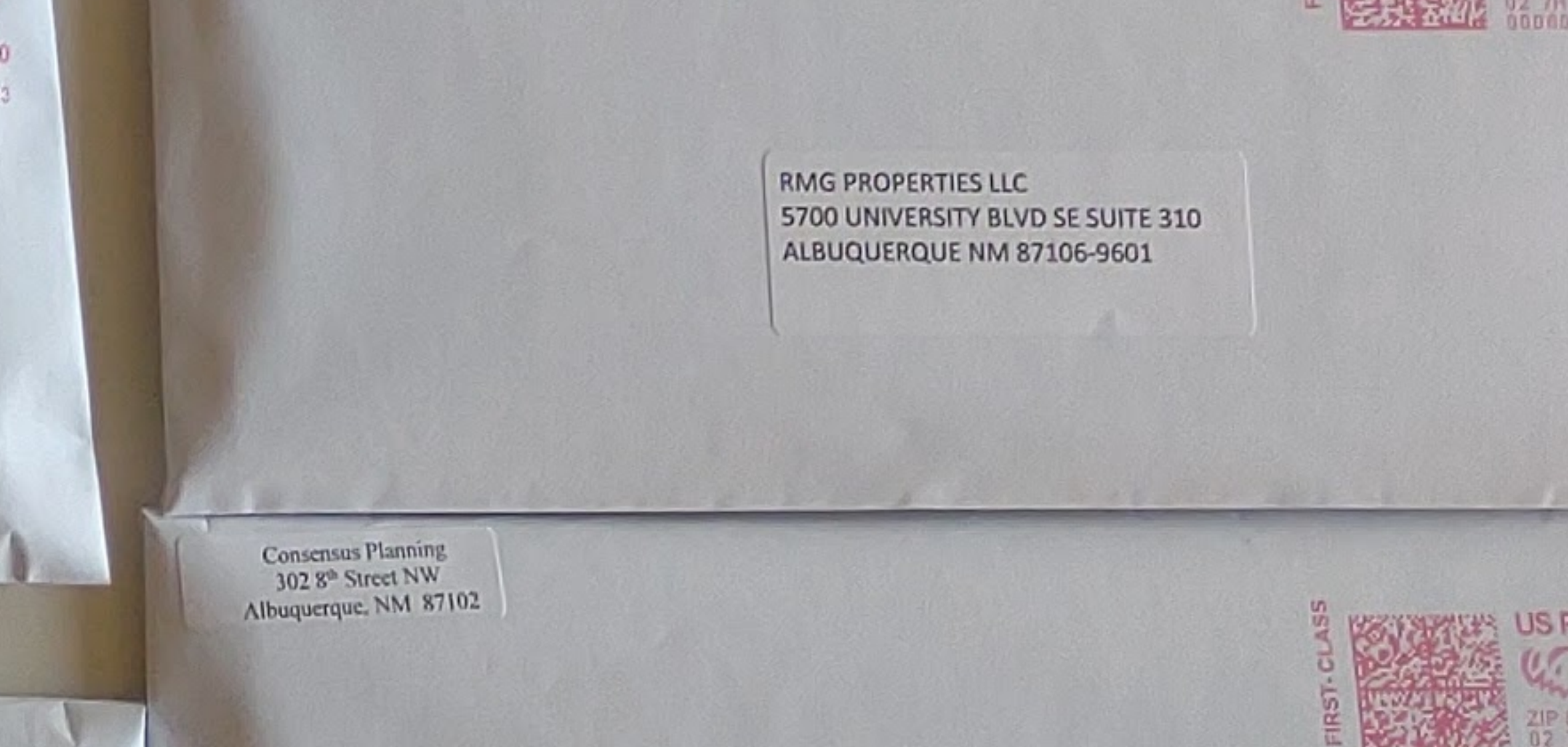
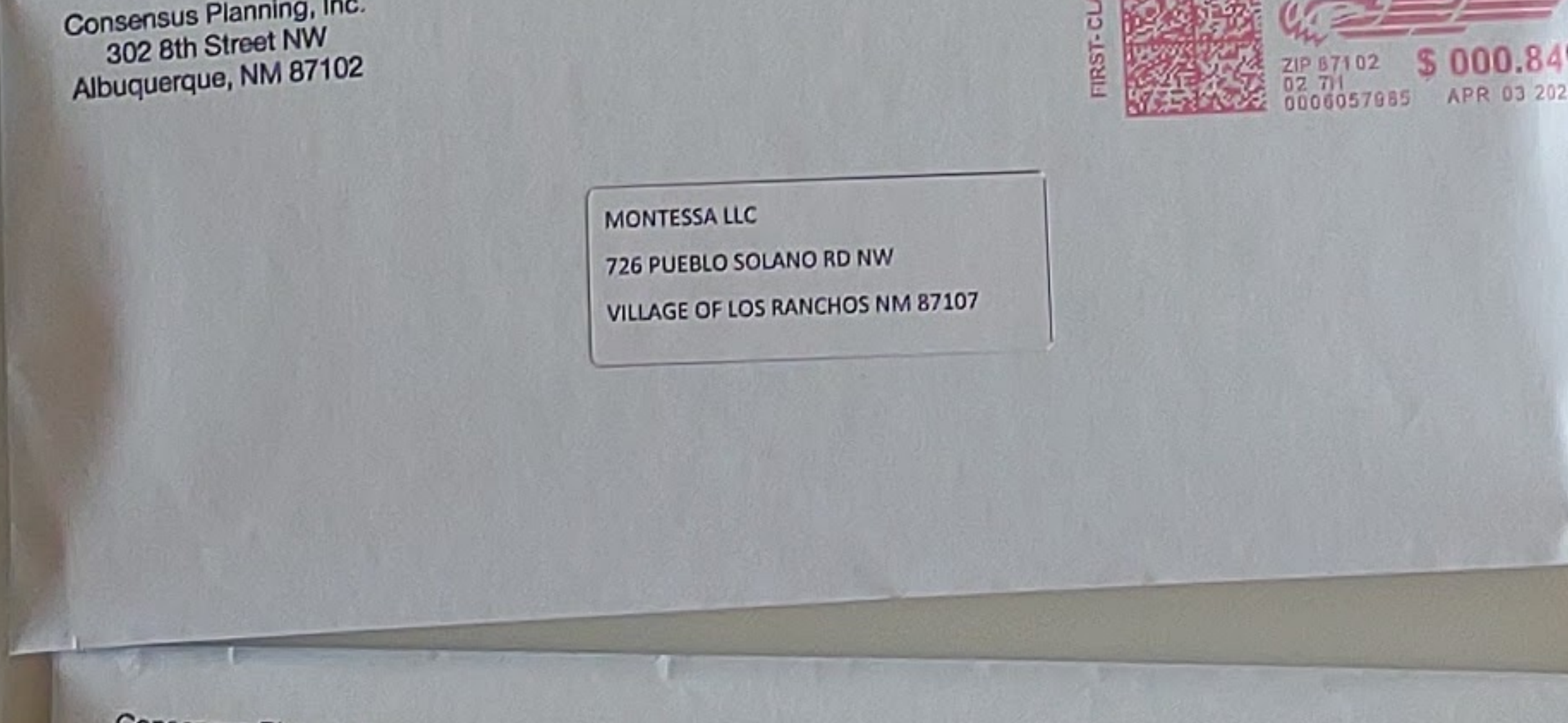
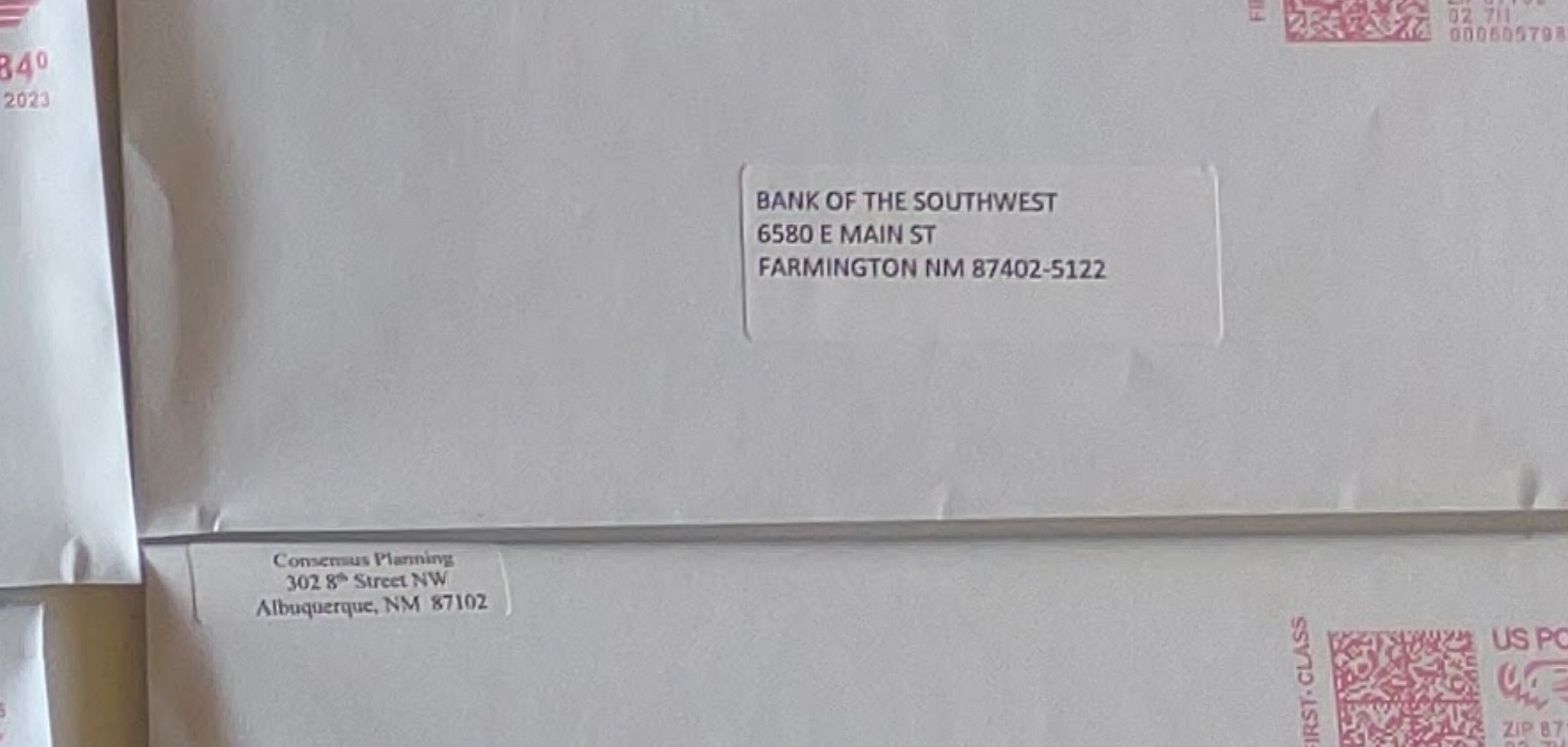
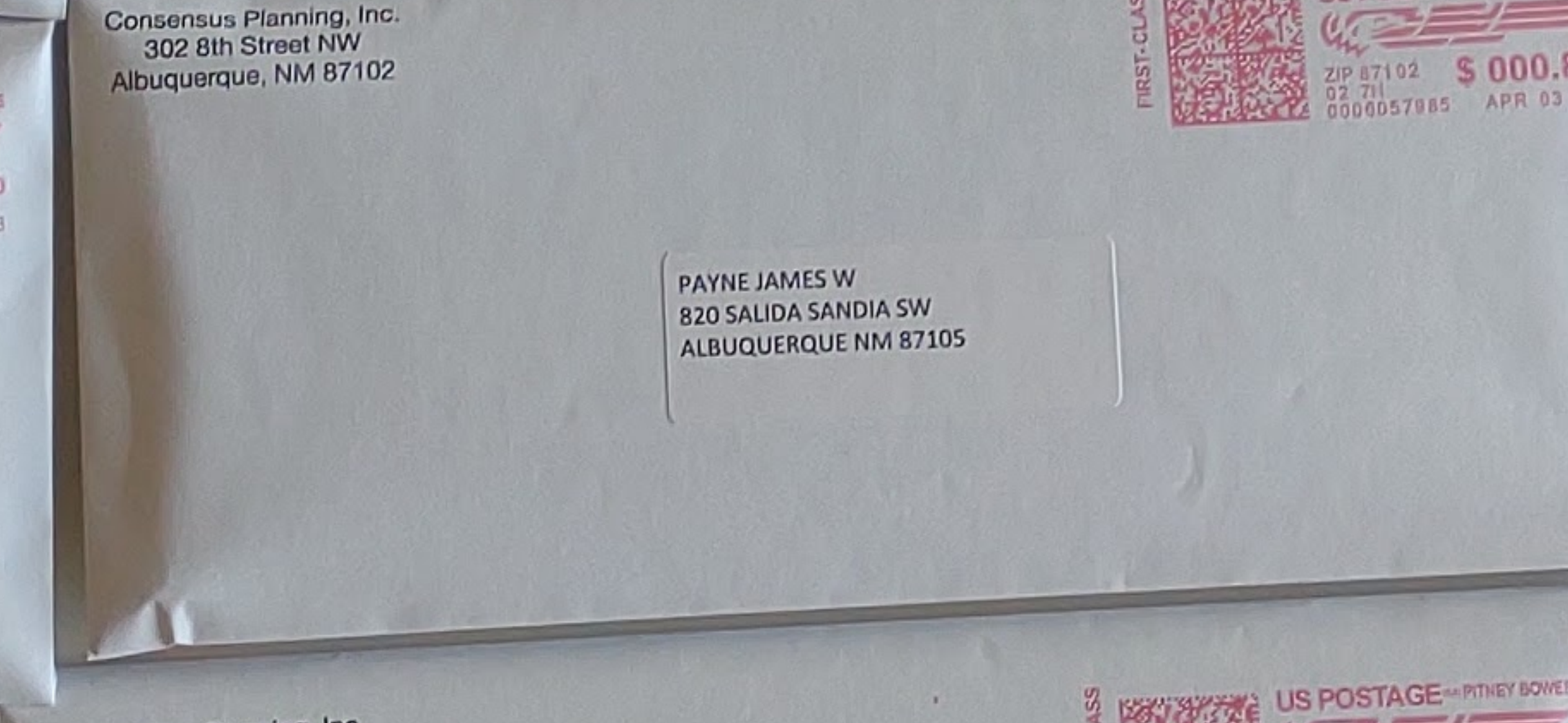
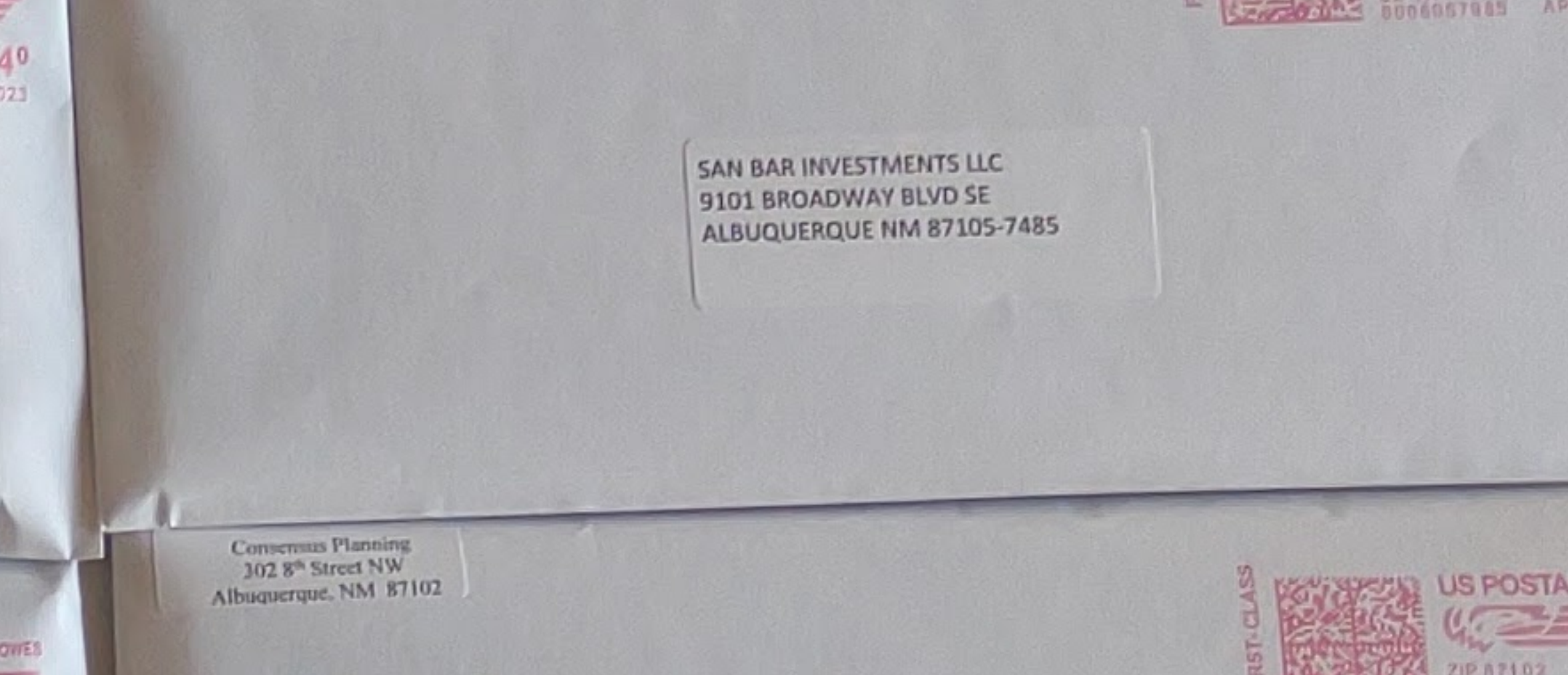
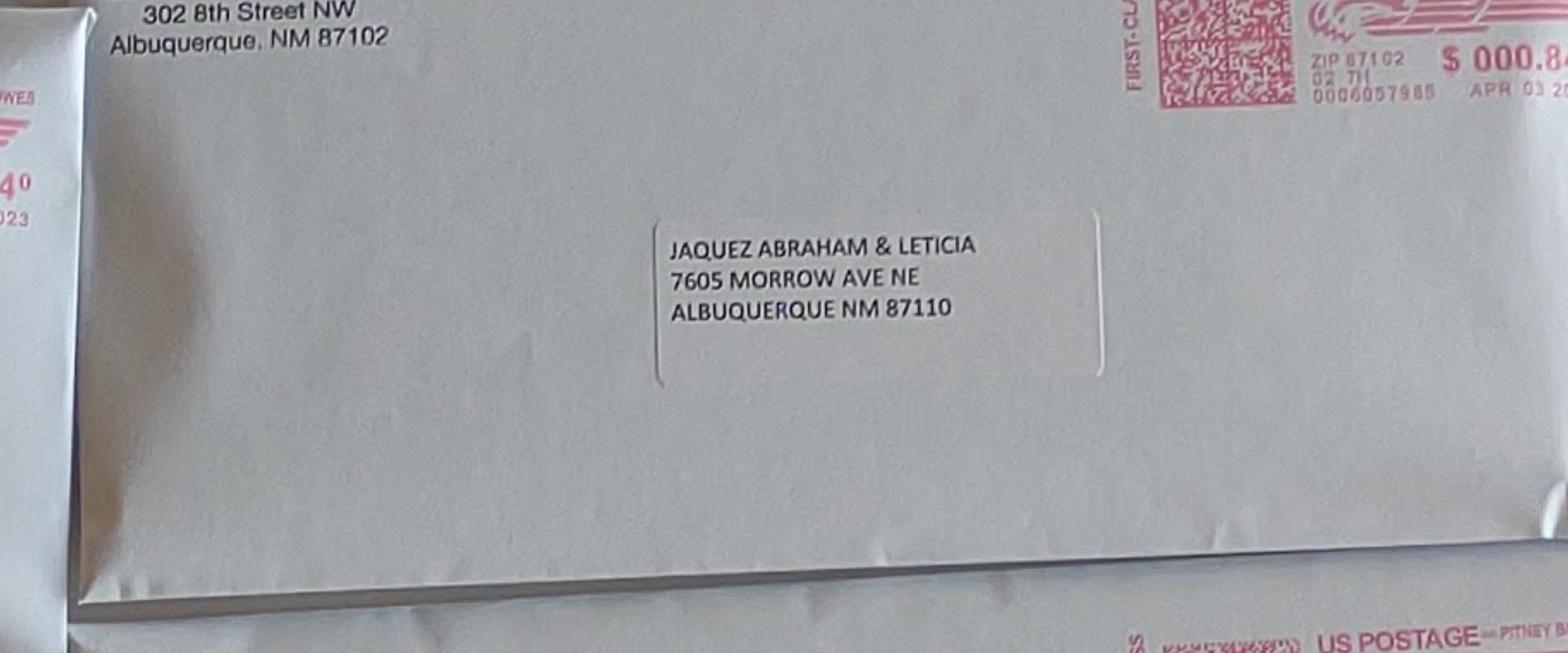
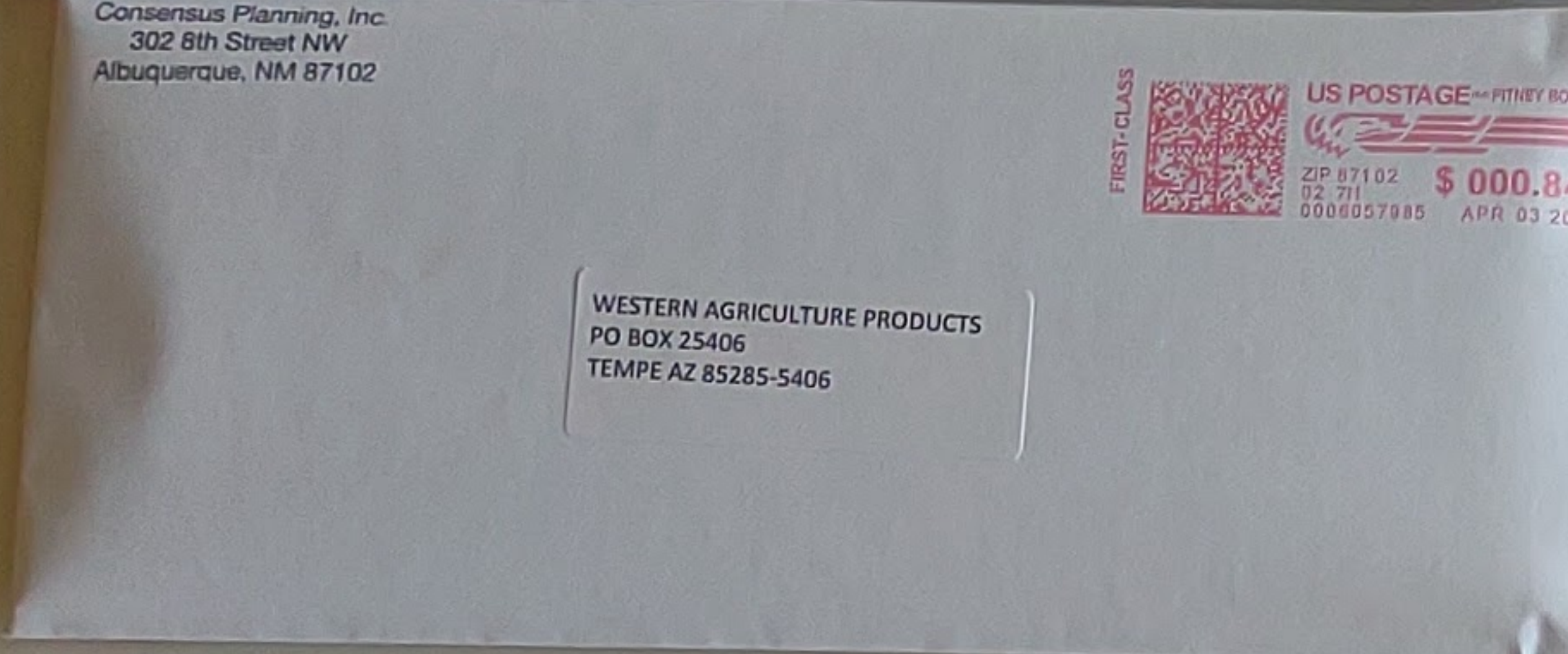
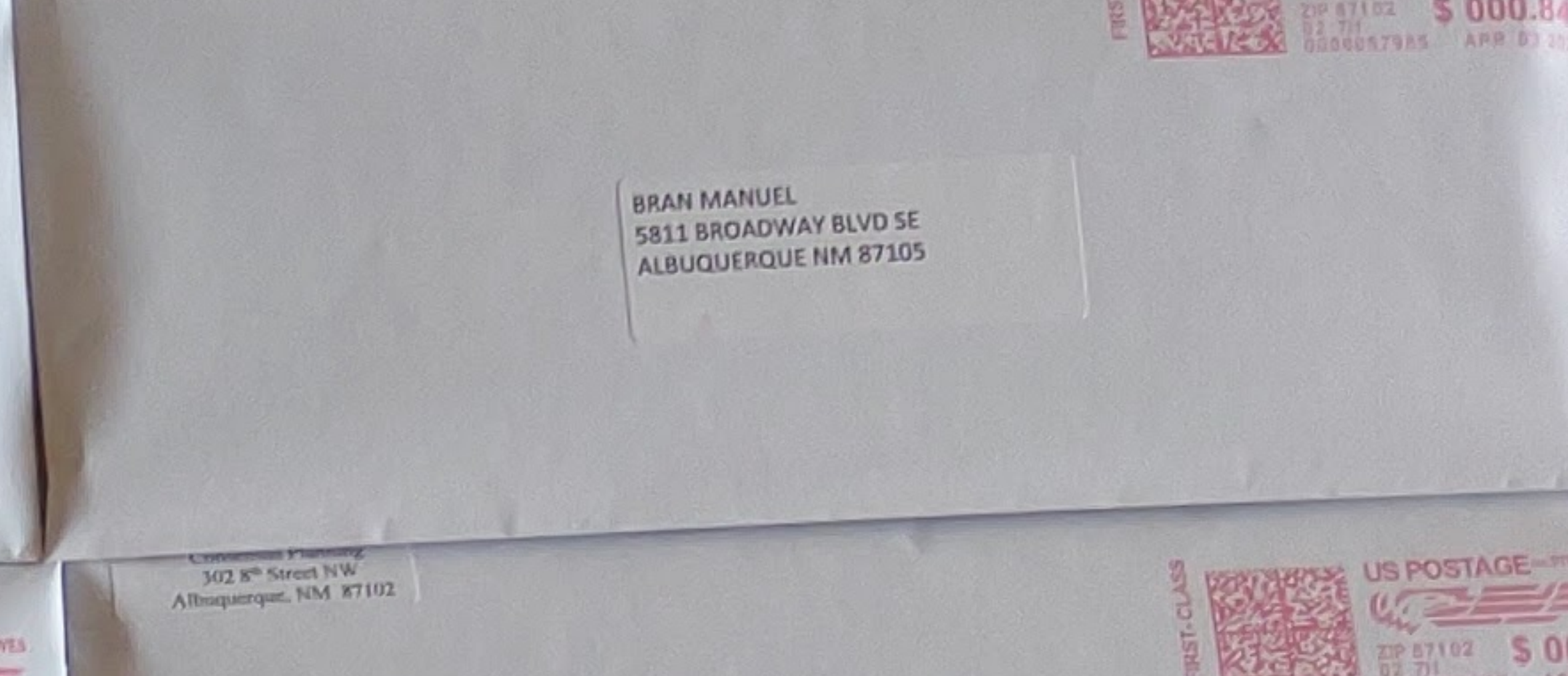
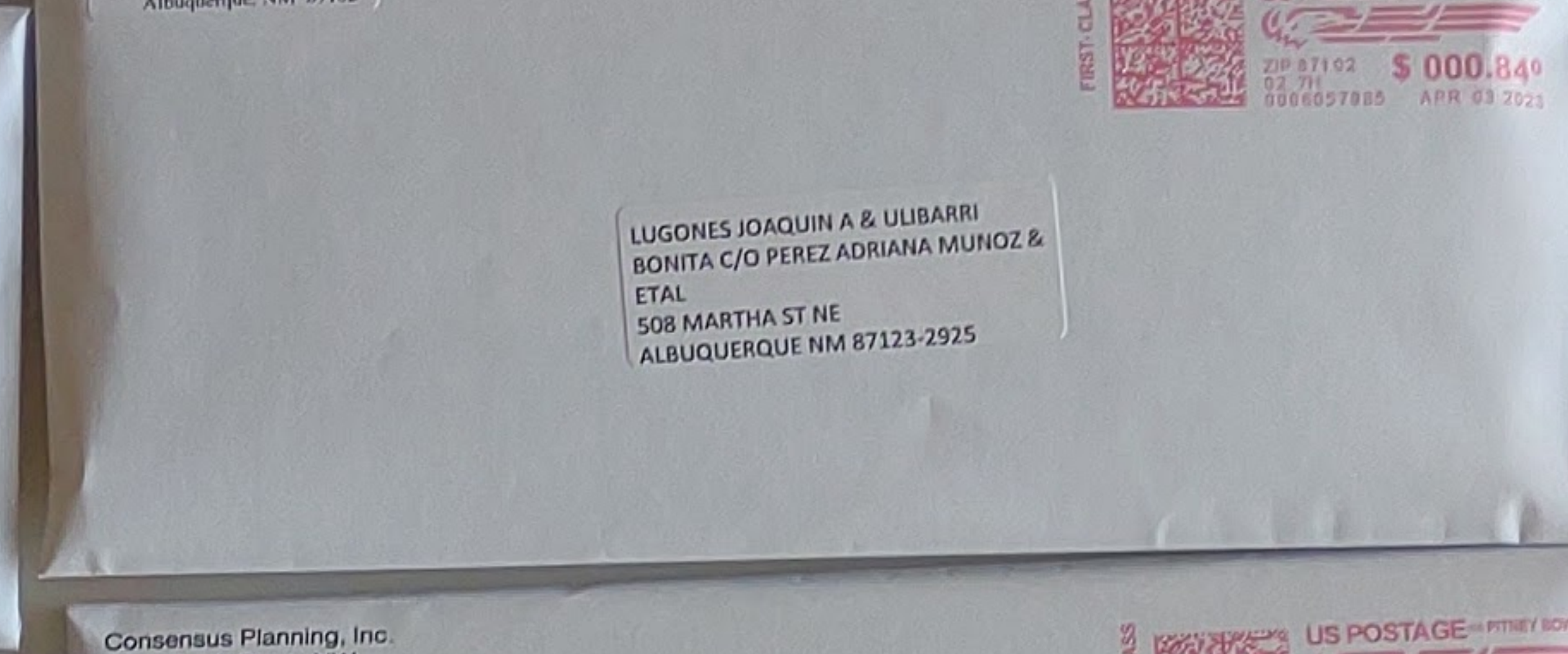
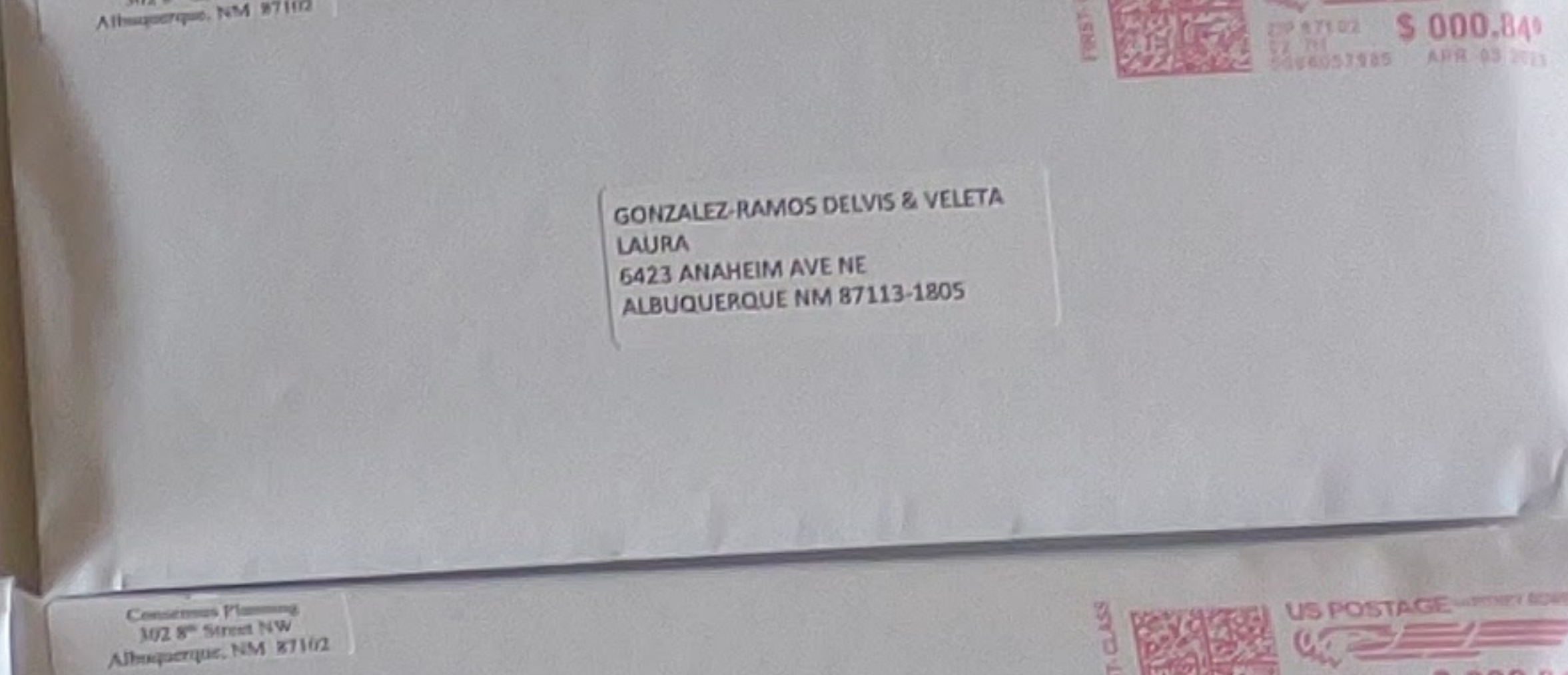
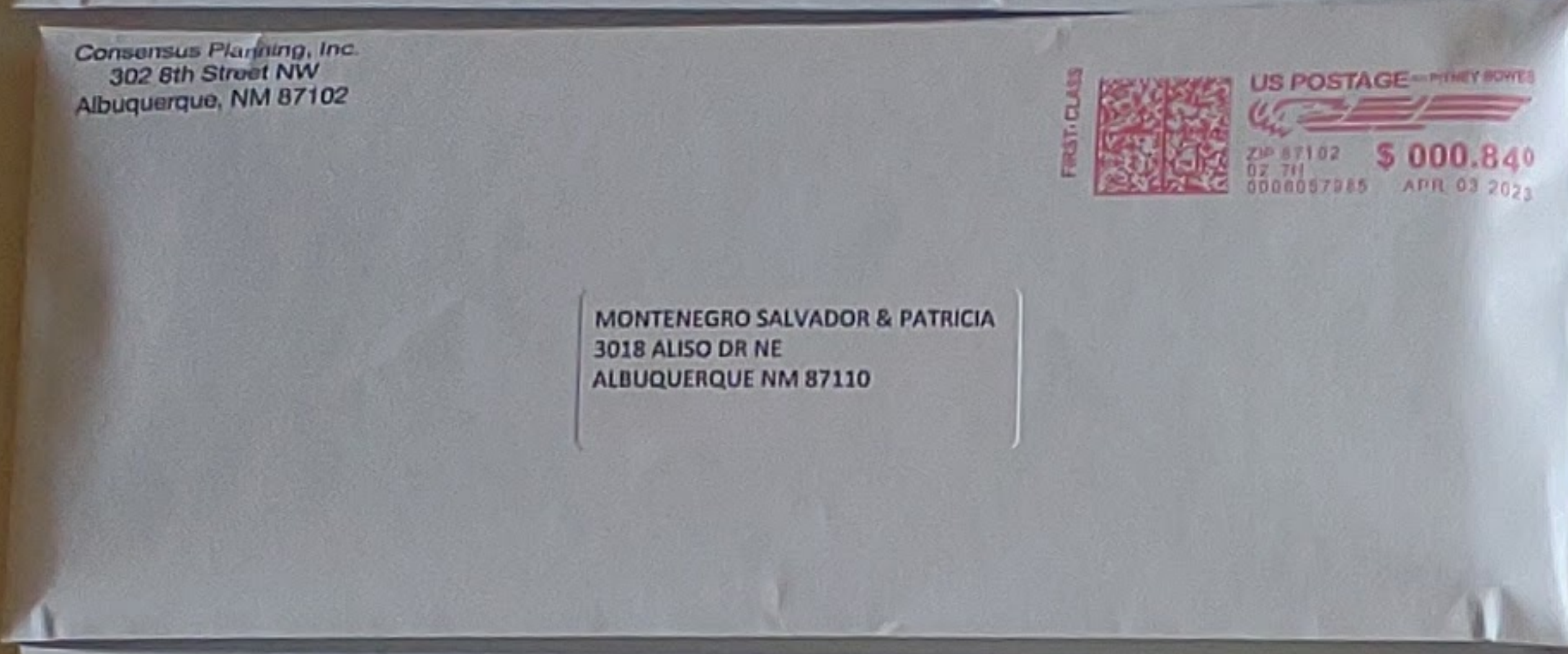
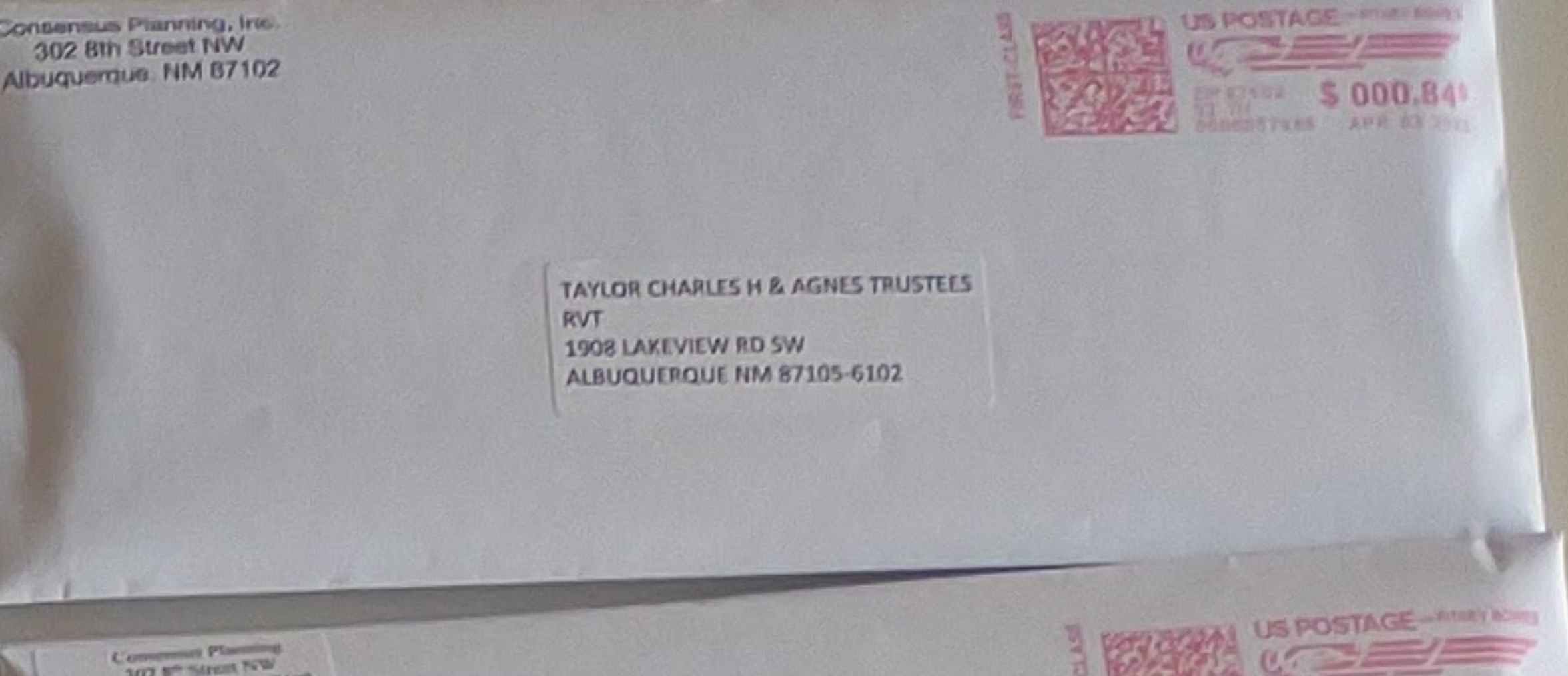
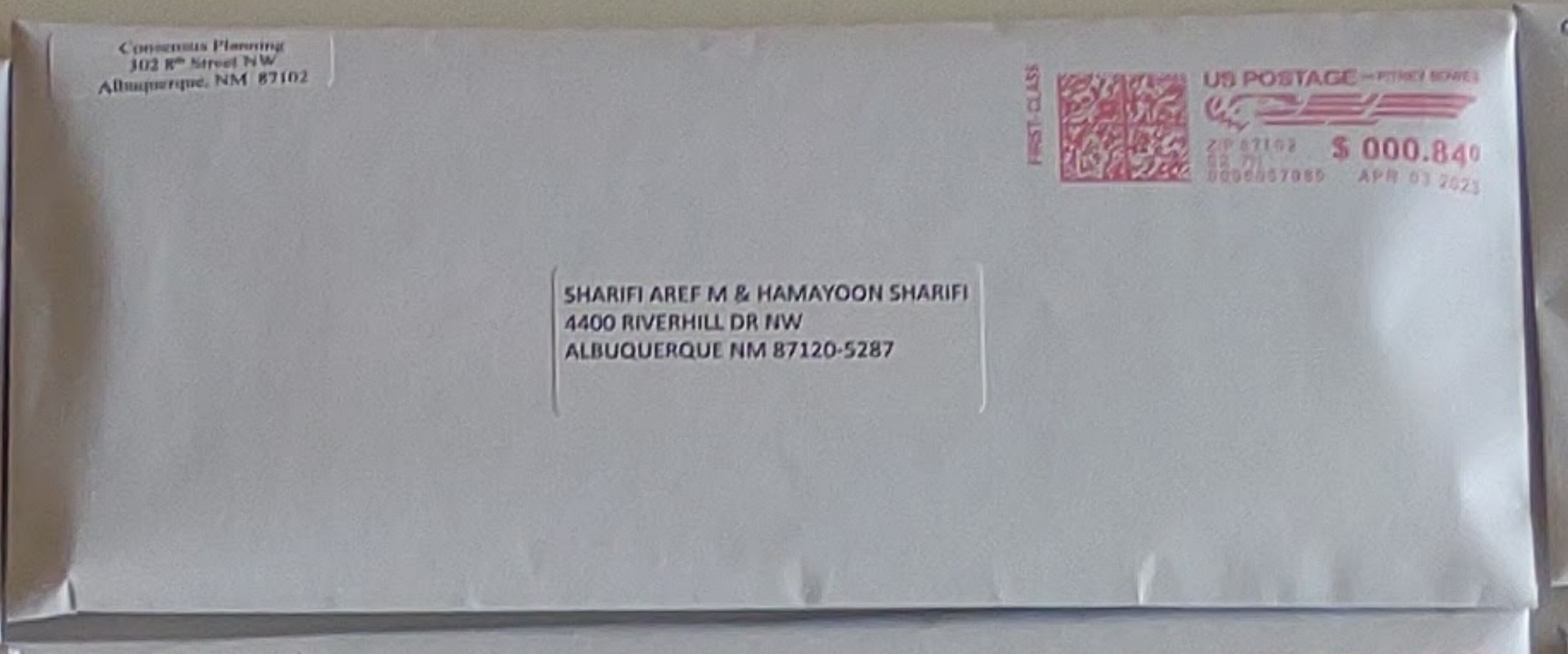
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BOSQUE FARMS NM 87068

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FMT ETAL
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SANTA ROSA NM 88435-0504





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CORAL GABLES FL 33134-5006

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PATSY
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ALBUQUERQUE NM 87105-7541

ANORADE MANUELA & RAMIREZ JOSE
JESUS GARCIA
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P & J LAND LLC
700 INDUSTRIAL AVE NE
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CORP OF ENGINEERS
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CAREFREE AZ 85377-0000

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ALBUQUERQUE NM 87195

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PO BOX 2549
ADDISON TX 75001-2549

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DHU LLC
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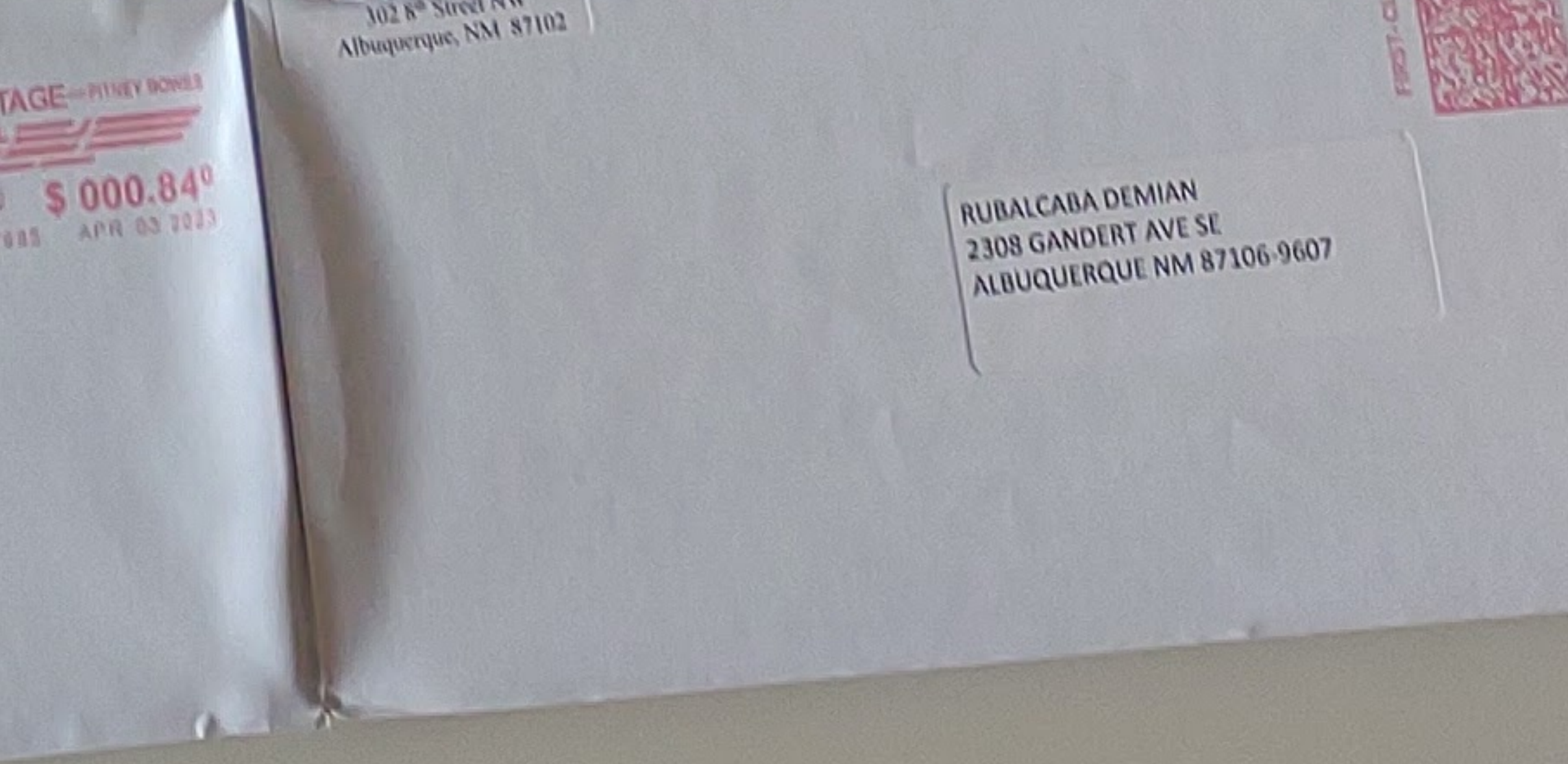
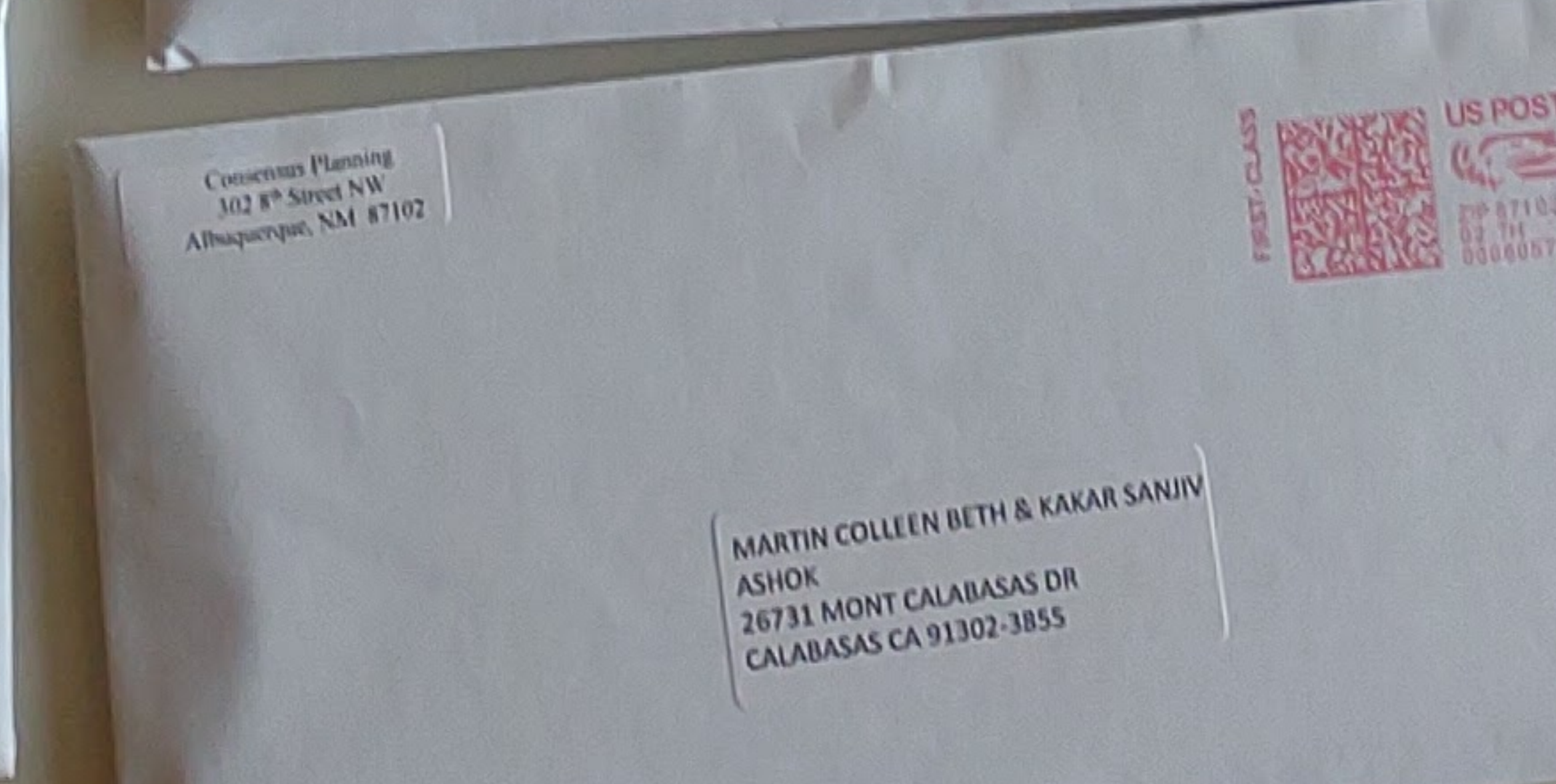
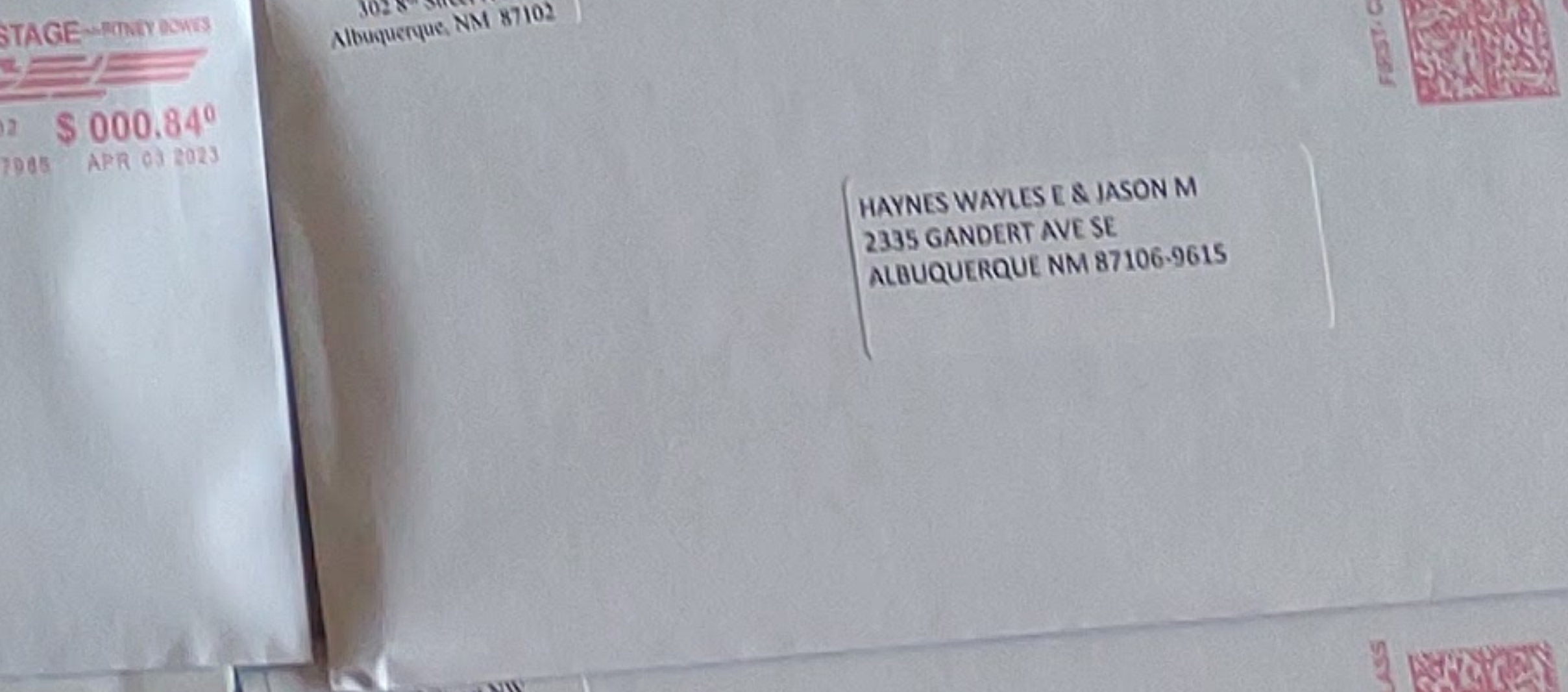
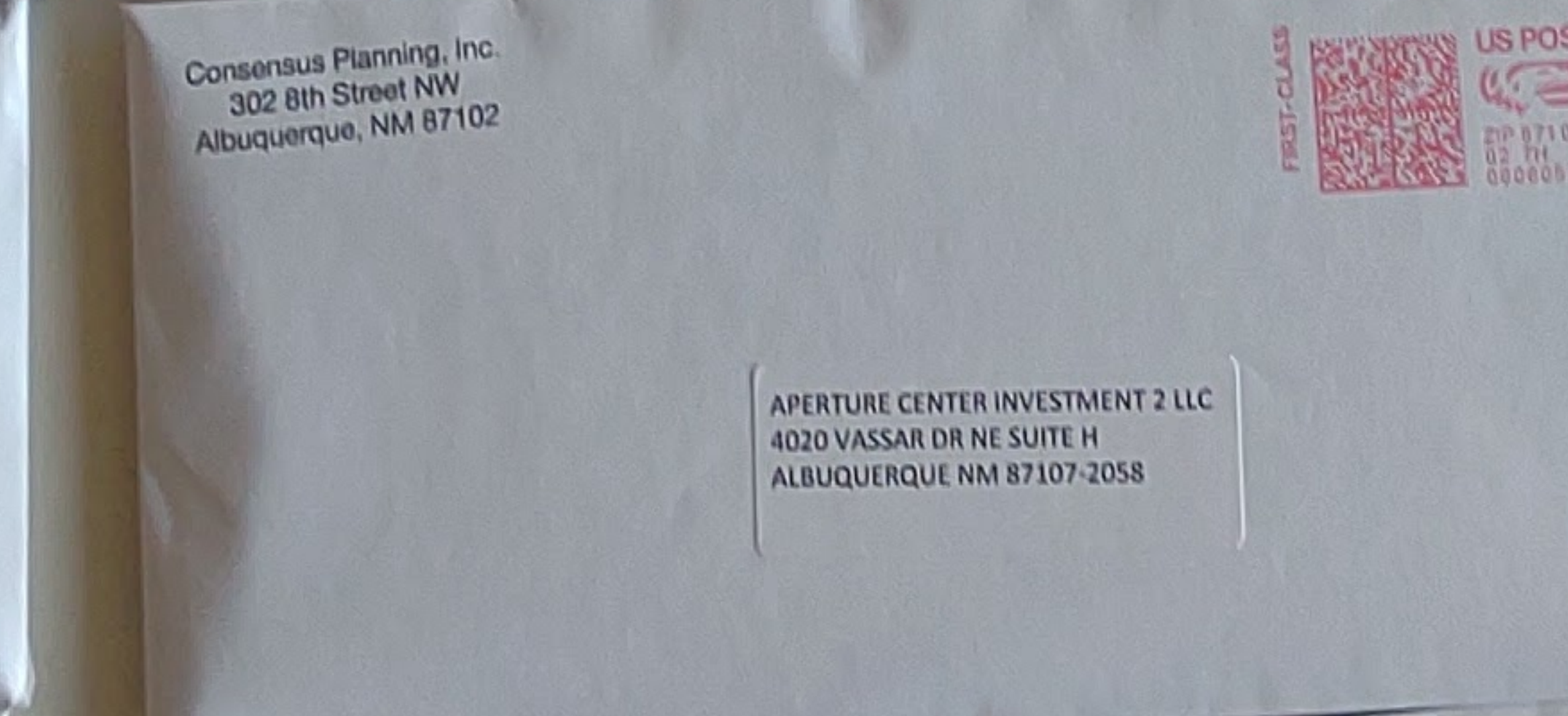
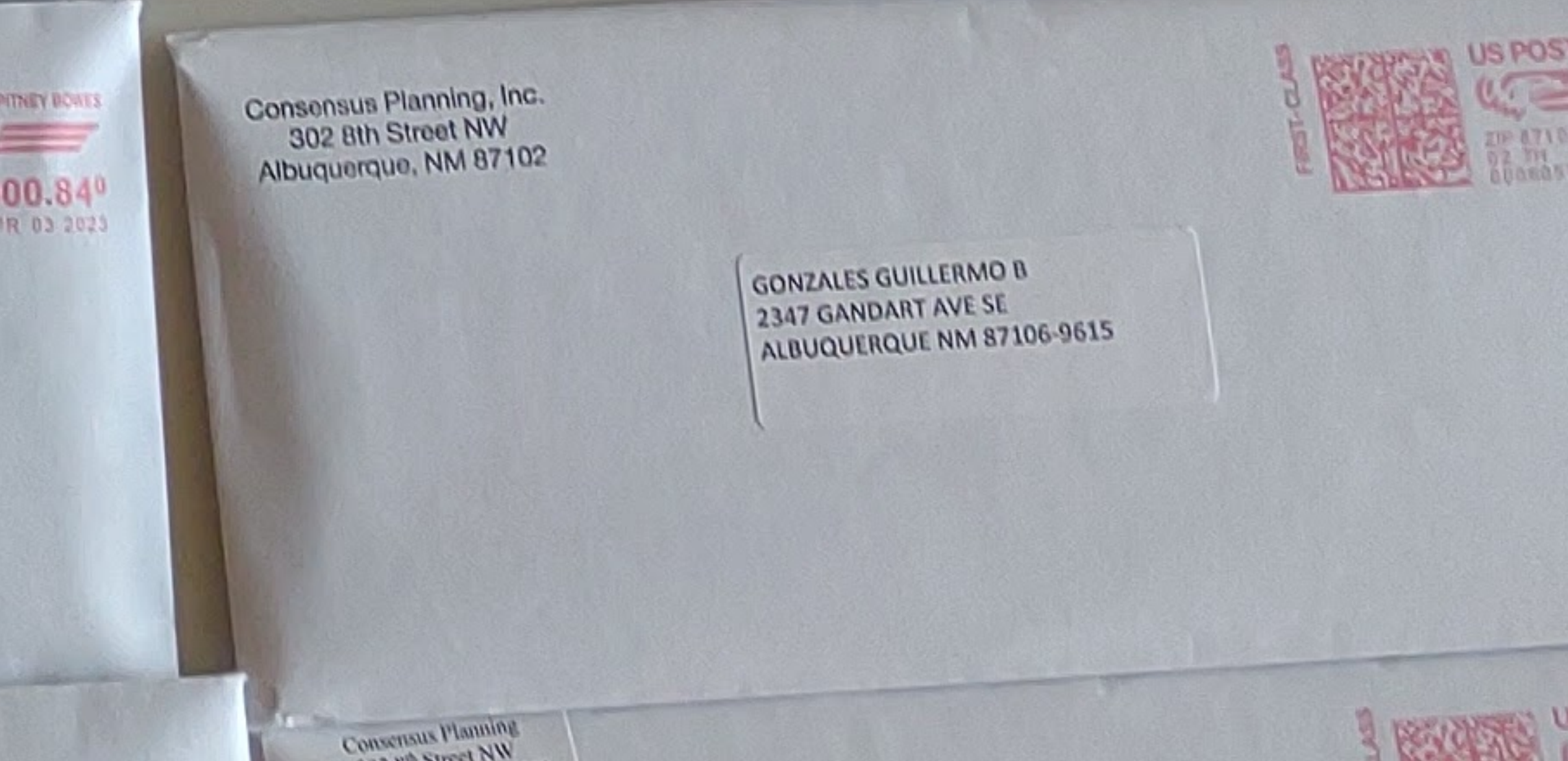
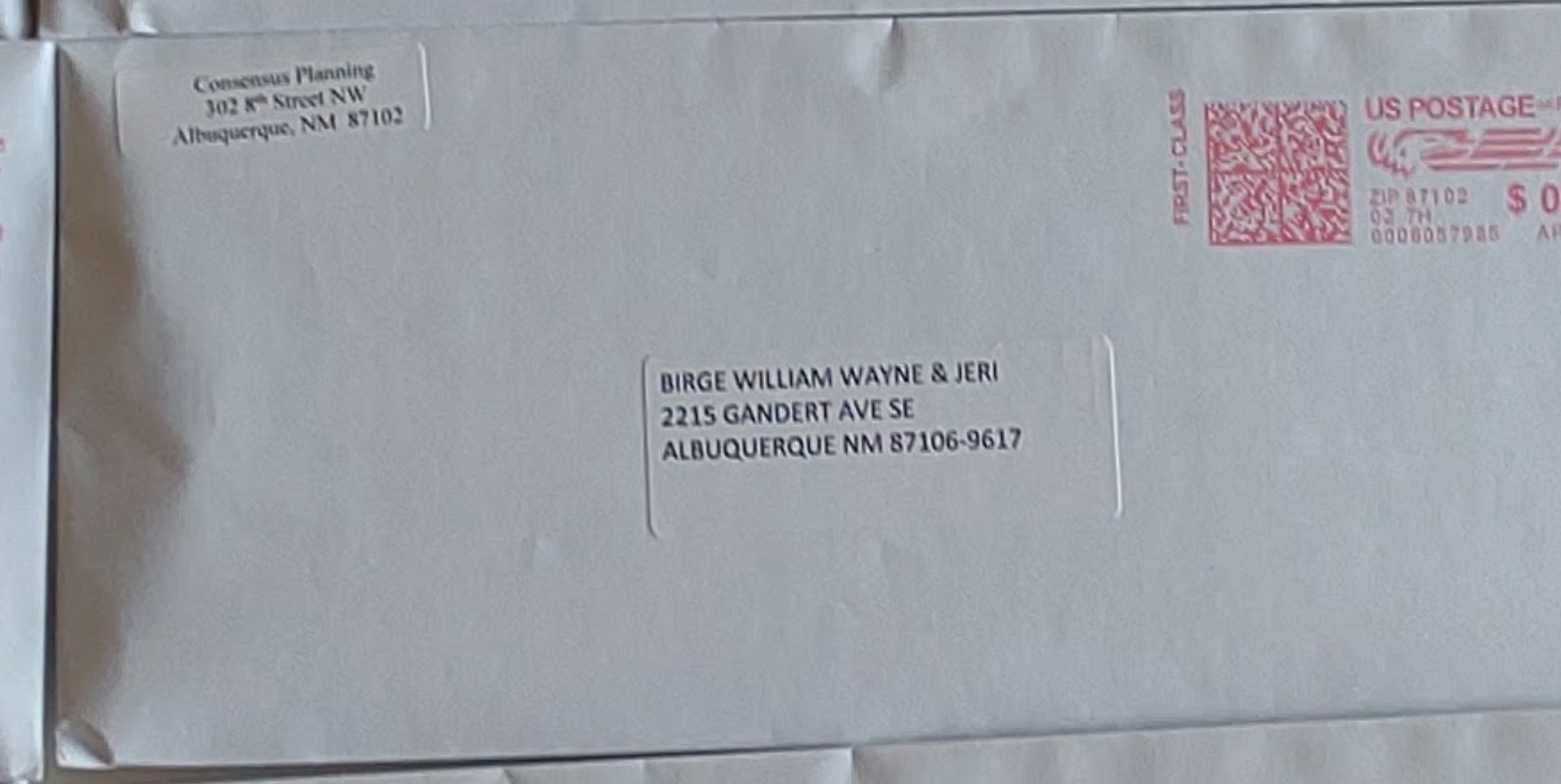
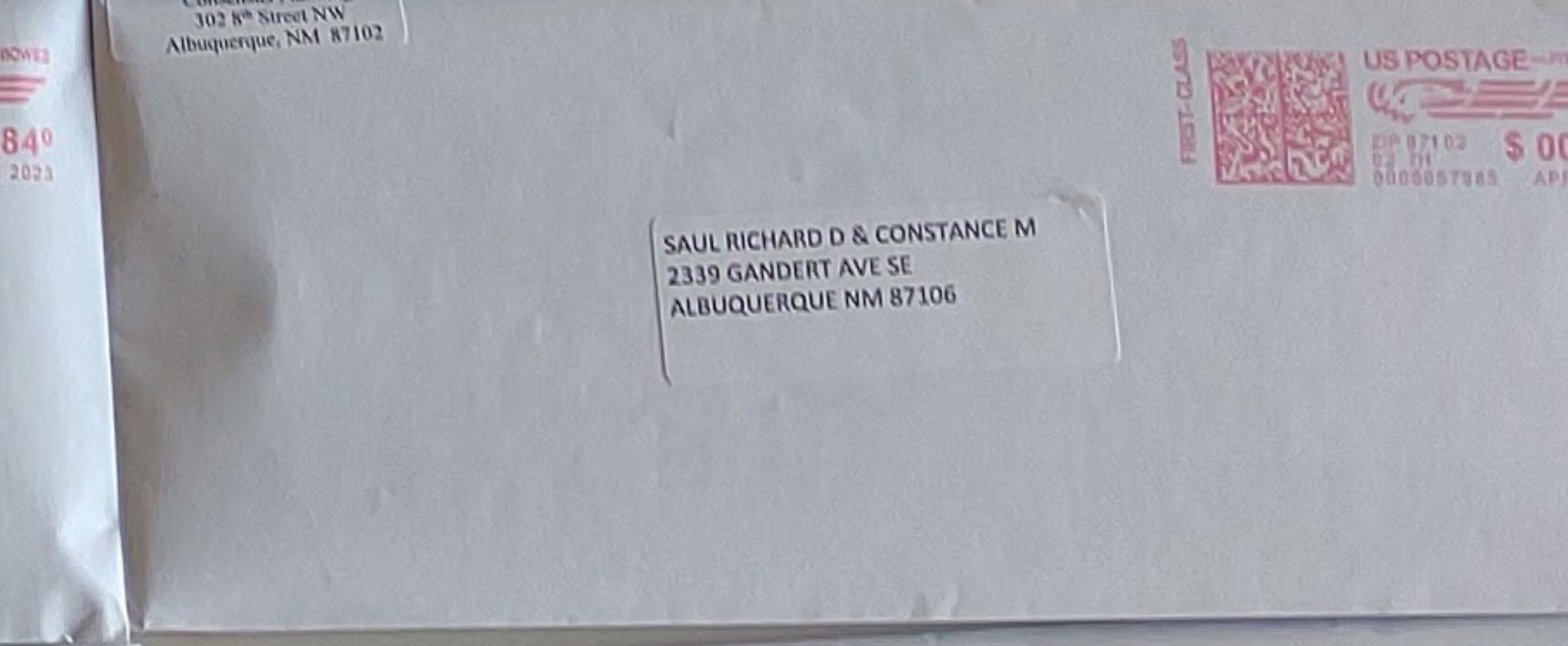
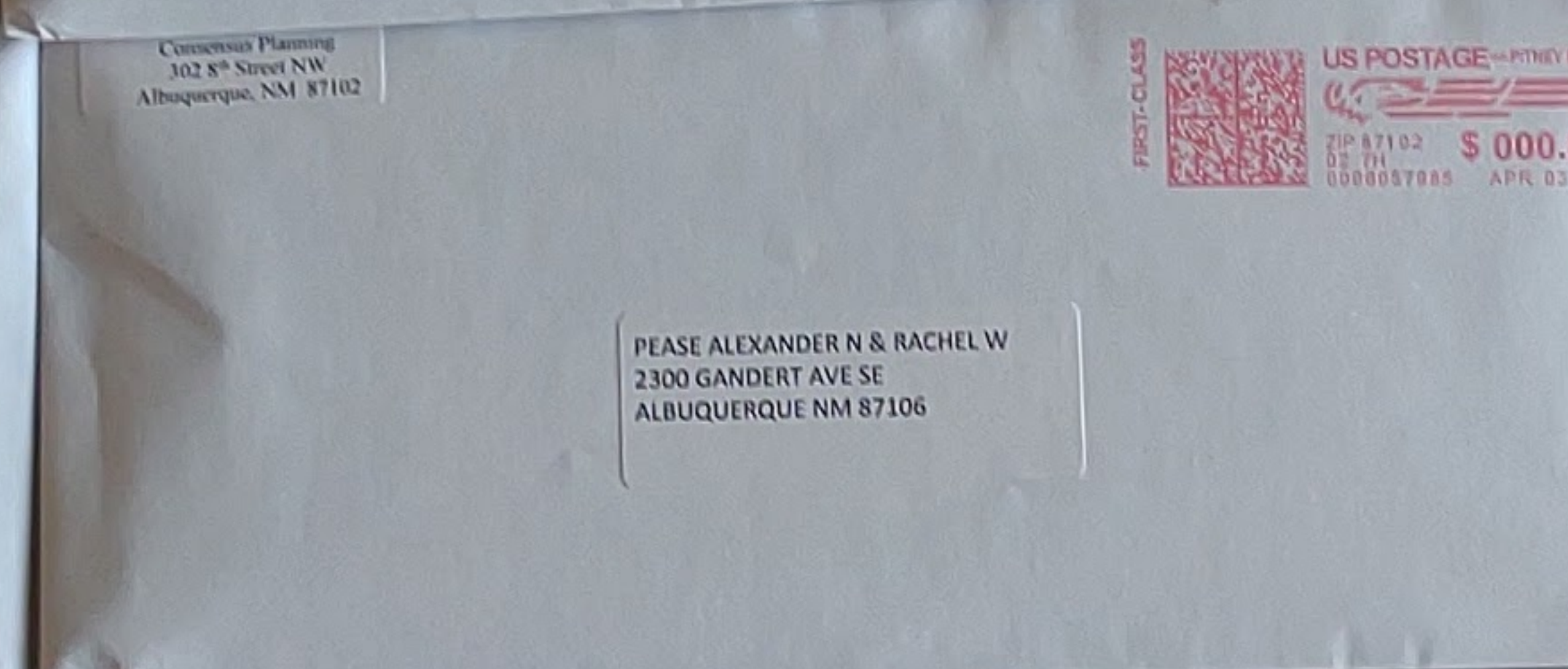
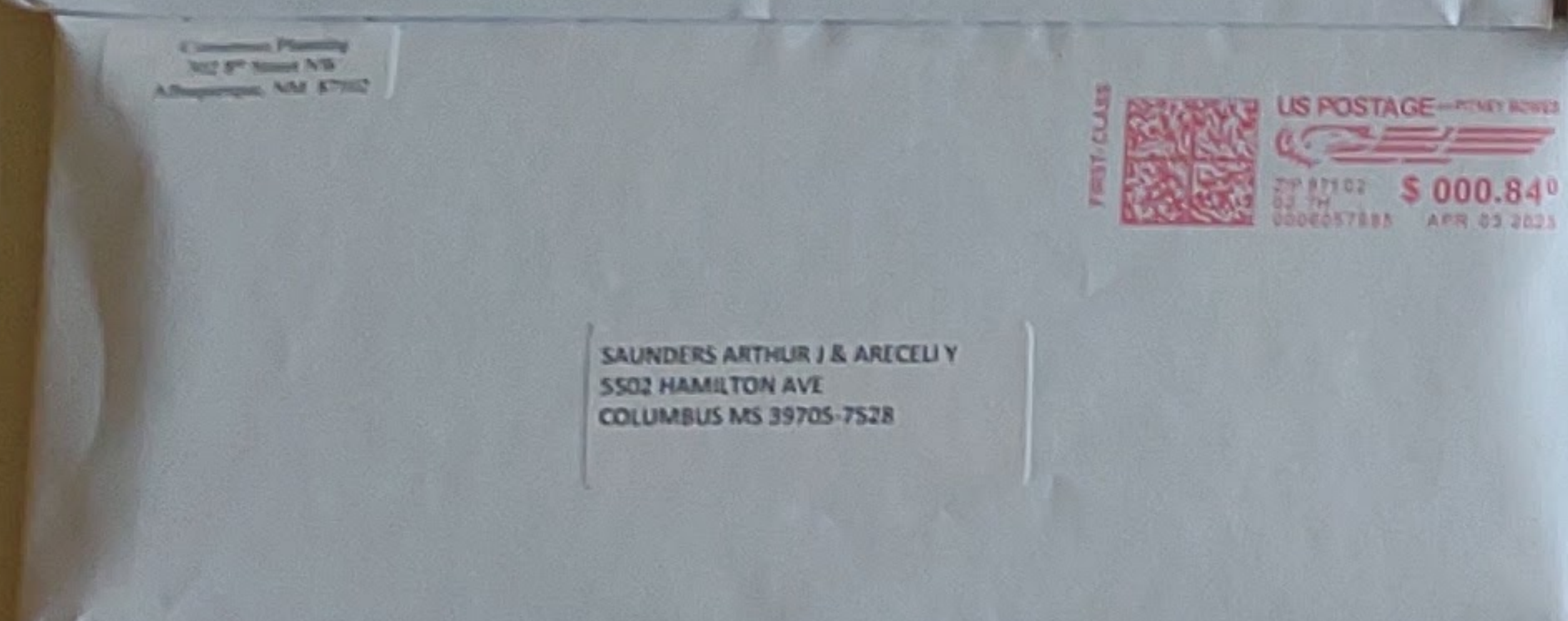
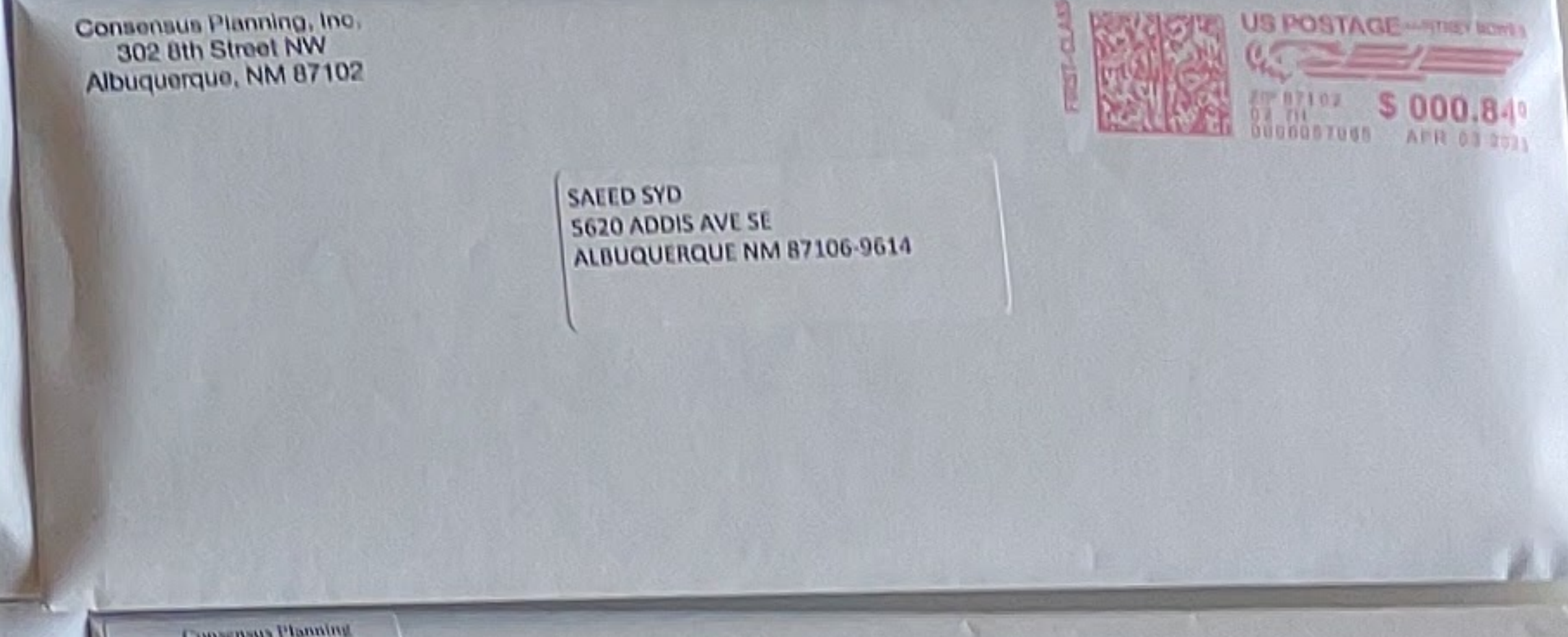
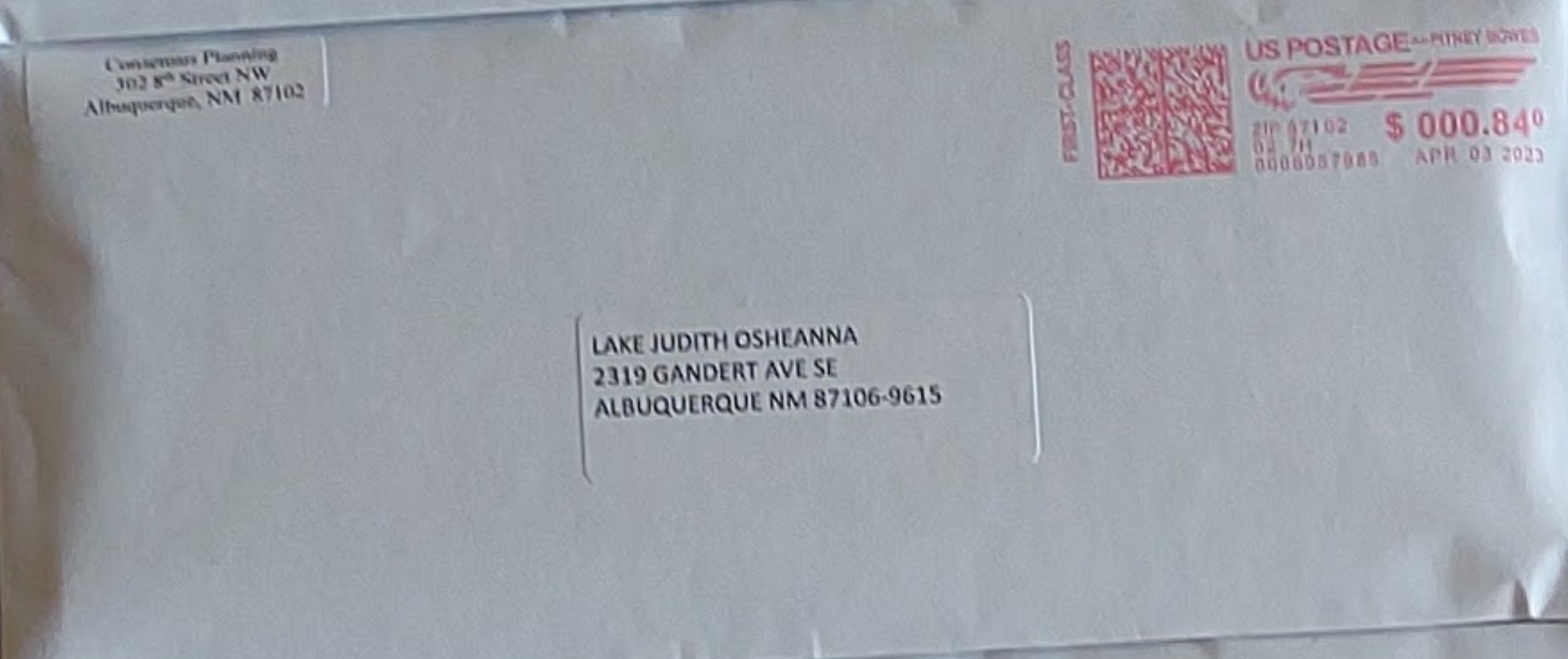
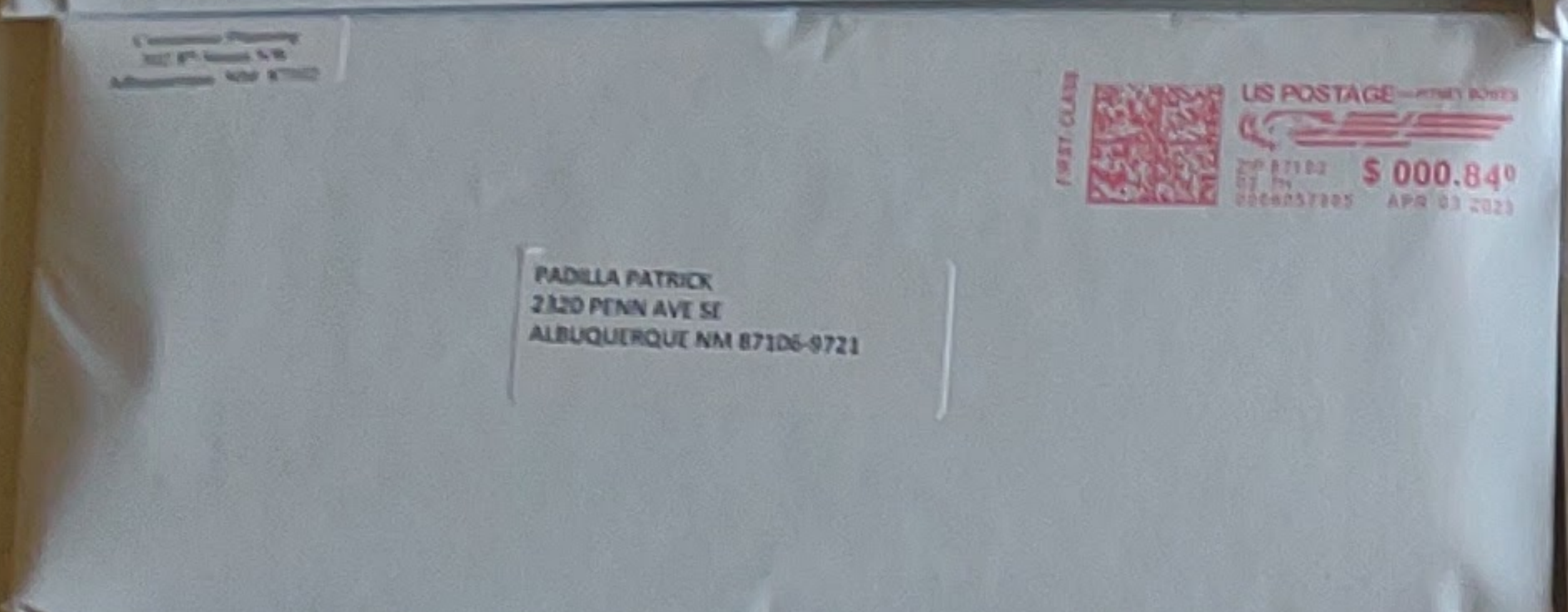
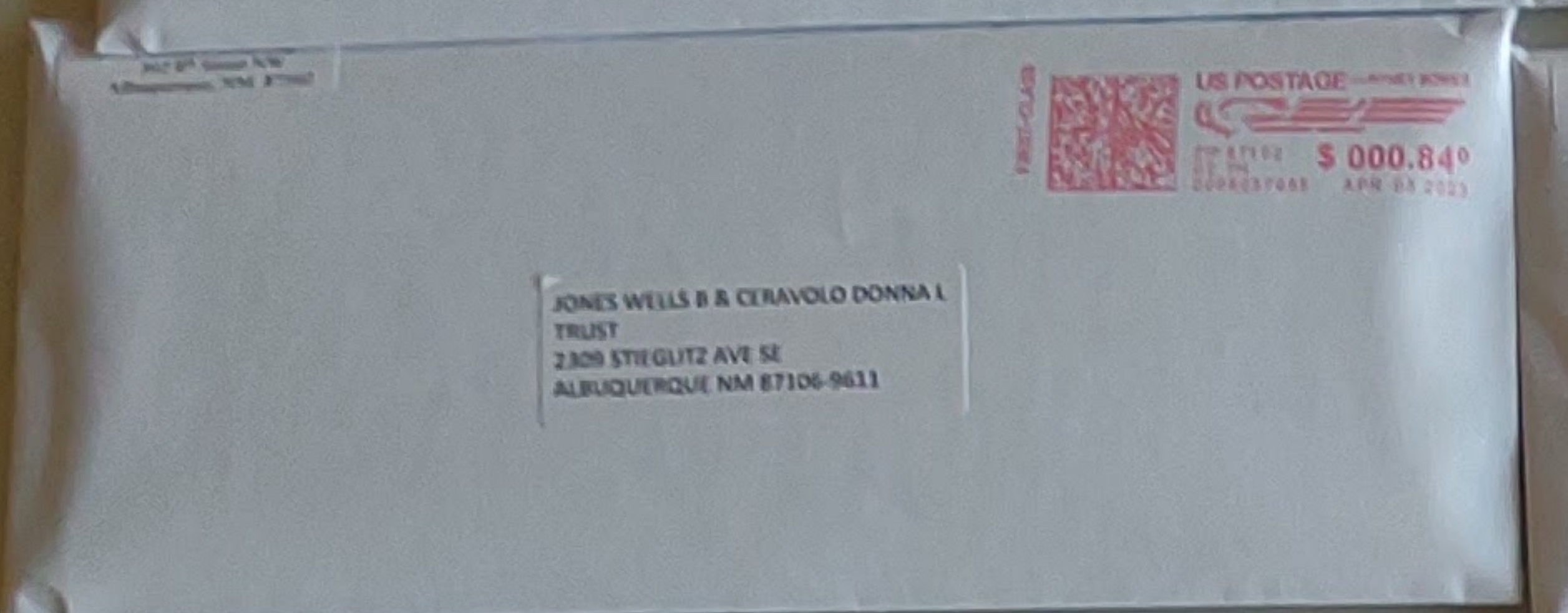
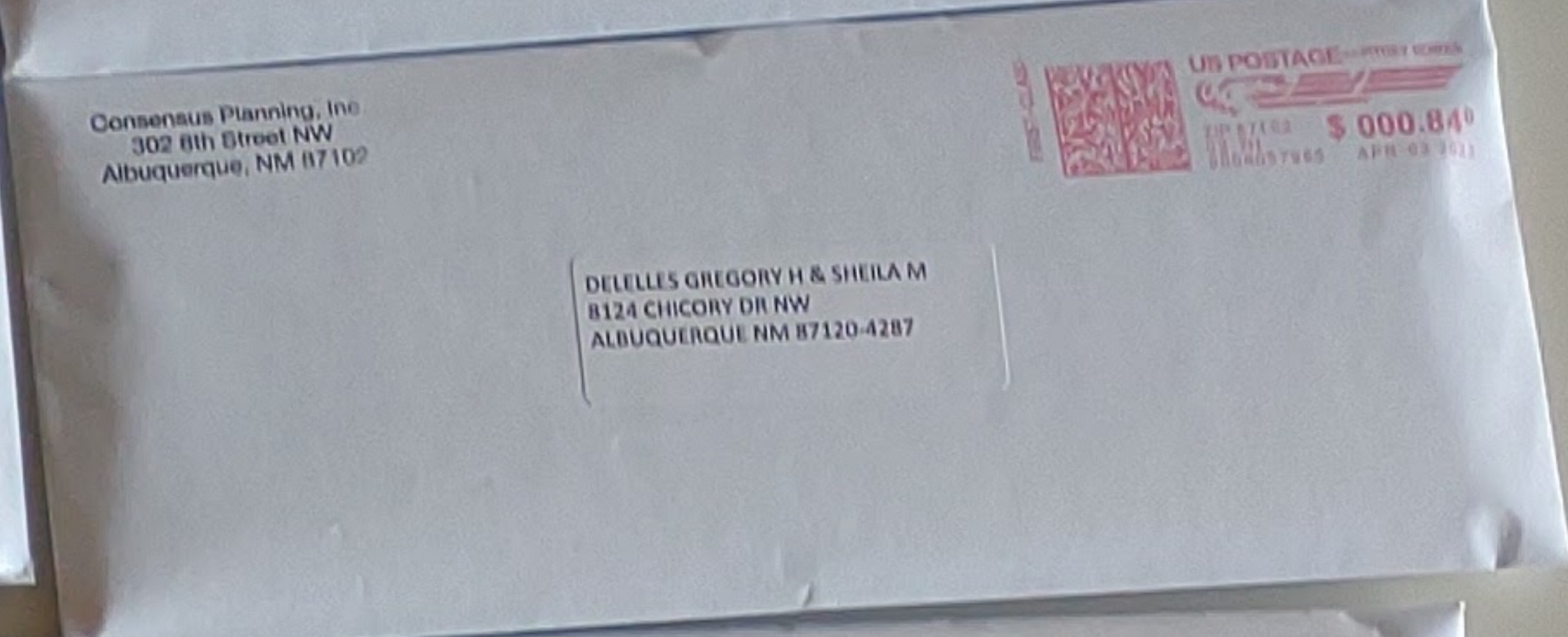
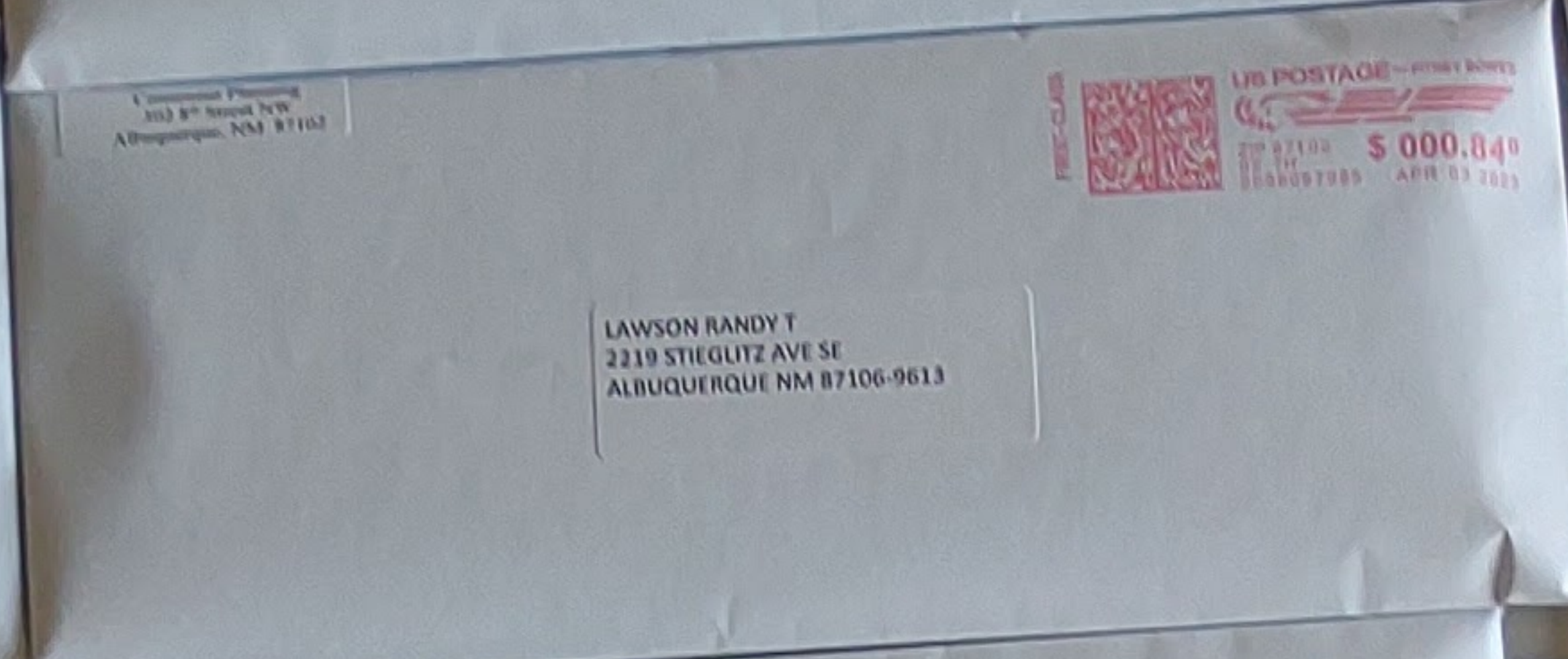
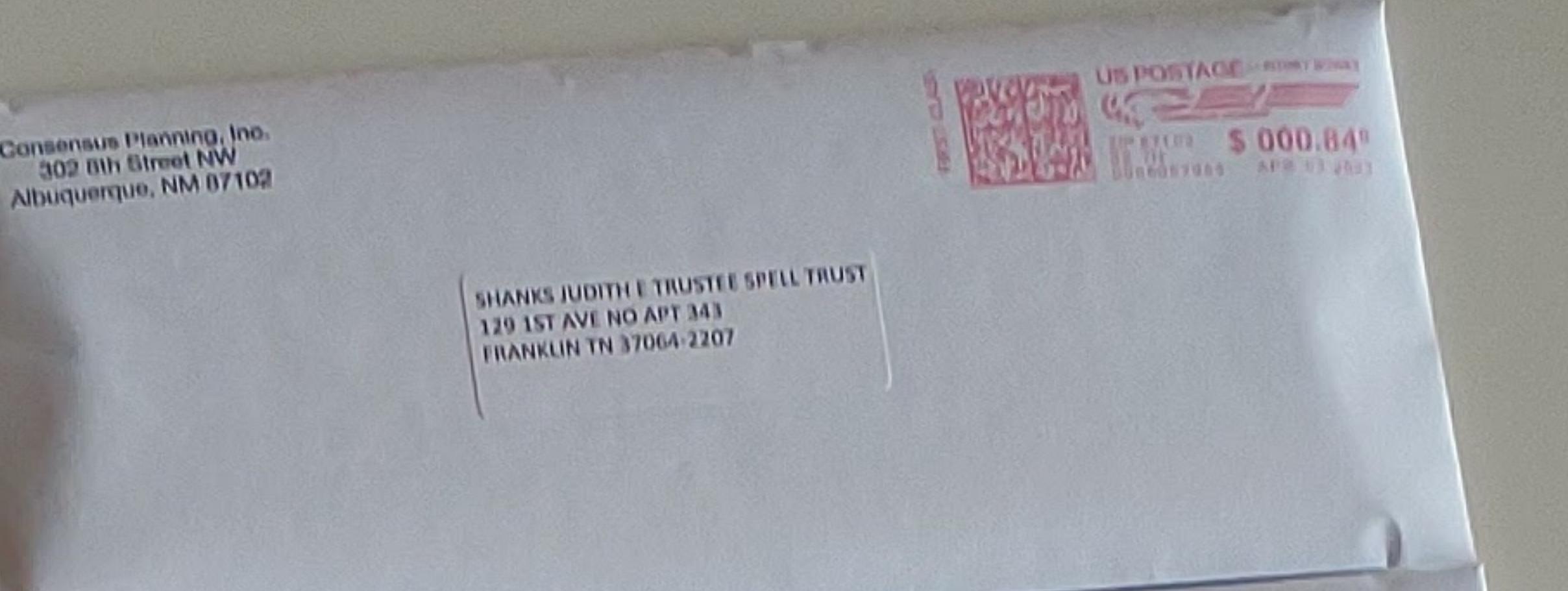
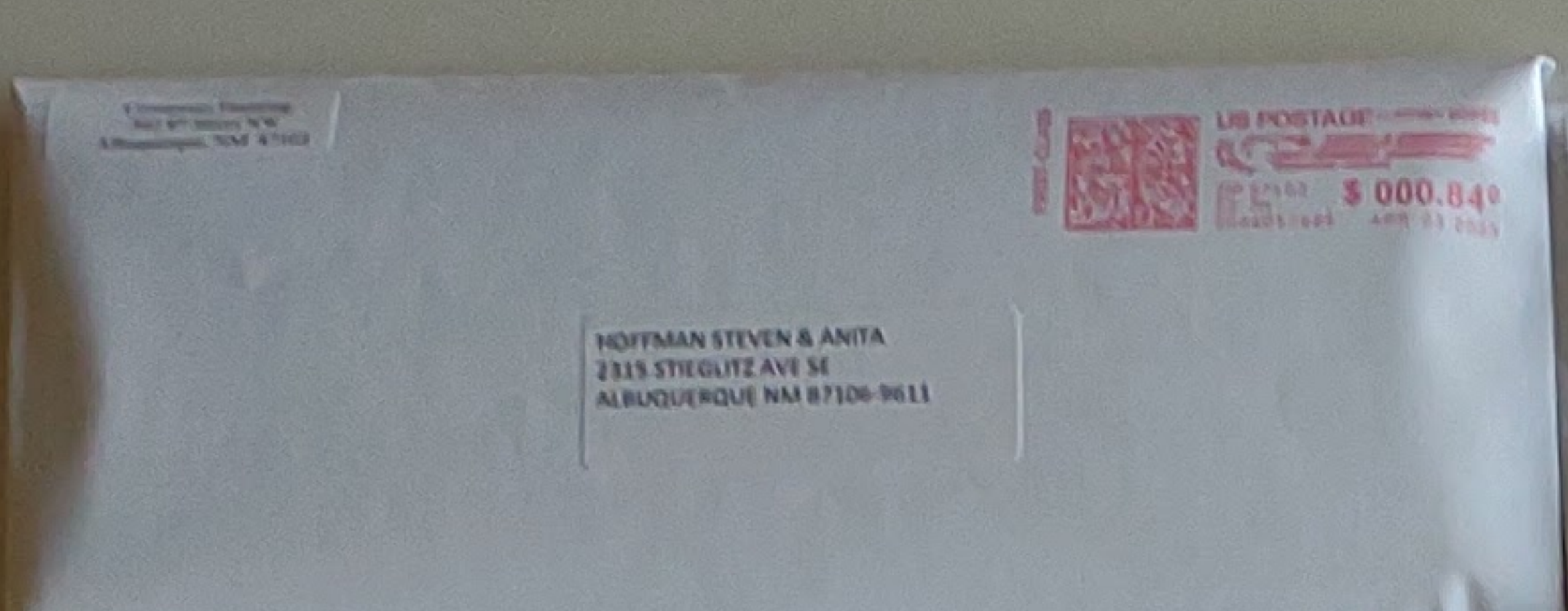
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Albuquerque, NM 87102

ADUNA JESUS & WENDY SHANNON
2223 STEIGITZ AVE SE
ALBUQUERQUE NM 87106



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

CASTRO LOUIE C & DIANA V
2220 GARDEN AVE SE
ALBUQUERQUE NM 87106-9612



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Albuquerque, NM 87102

MONROE WILLIAM A & GABRIELLE L
2205 STEIGITZ AVE SE
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Albuquerque, NM 87102

JENNIS ERNEST SR & SANDRA K
ALBUQUERQUE NM 87106



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302 8th Street NW
Albuquerque, NM 87102

MONTANA TINA TRUSTEE MONTANO K
ALVARO RUT MONTANIN
14 MADRE MOUNTAIN
SANTA FE NM 87508-4814



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

CUESTA DEL ORIO LUC
1301 CUESTA DEL ORIO CT NE SUITE A
ALBUQUERQUE NM 87113-1395



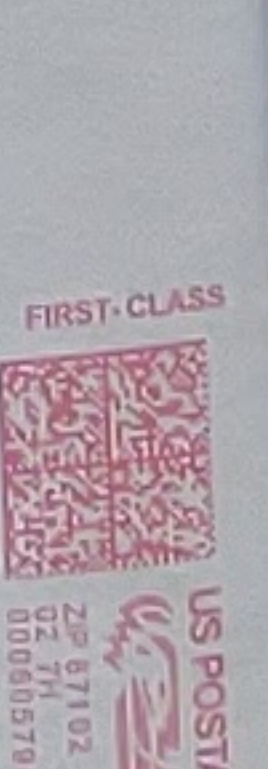
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

MURPHY STEVEN FOR & MICHAEL M
2385 PENNINO NM 87106-9722



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

R & S SICHTER RD SW
LOS UNAS NM 87031-7337



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

ERAT ABRAHAM DAVID
5604 ABRAHAM DR SE
ALBUQUERQUE NM 87106-9723



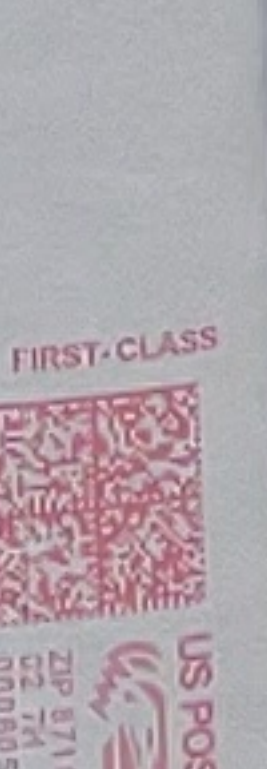
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

AVERY LOIS Y
5625 SAGAN LP SE
ALBUQUERQUE NM 87106-9618



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

HEINE GEORGE & SHILA
5623 UNIVERSITY AVENUE SE
ALBUQUERQUE NM 87106-9701



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

JORDAN LORAN THOMAS JR
777 CAMARON DR NW
ATLANTA GA 30318-5204



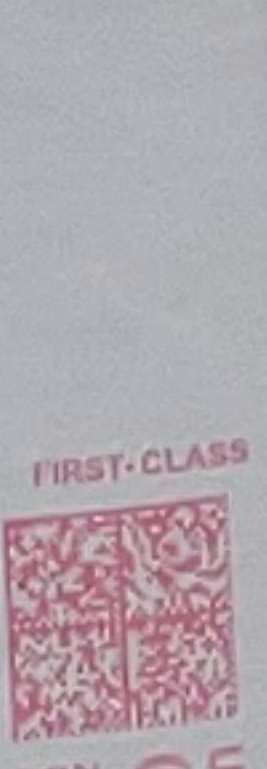
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

BERNALILLO COUNTY C/O COUNTY
MANAGER
5609 SILVER AVE SW
ALBUQUERQUE NM 87102-3225



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THOMPSON DANAL
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CASTRO CRAIG N & ELIZABETH ANN
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ALBUQUERQUE NM 87106-9617



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302 8th Street NW
Albuquerque, NM 87102

ROMERO YAHALIA
5612 ADDIS AVE SE
ALBUQUERQUE NM 87106-9614

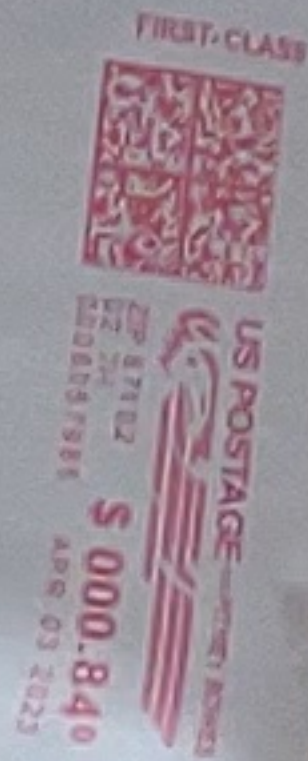


Consensus Planning, Inc.
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Albuquerque, NM 87102

MESA INDUSTRIAL OZ LLC
4020 VASQUEZ DR NE SUITE H
ALBUQUERQUE NM 87107-2058



Continental Printing, Inc.
302 8th Street NW
Albuquerque, NM 87102



CHINGA MUS LLC
82-93 ST STEPHENS GREEN
IRELAND

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



LETTE CHRISTIE
2334 PENN AVE SE
ALBUQUERQUE NM 87106-9721



MOORTGAT RICHARD LOUIS & CINDY
ANN
15063 SILCOTT SPRINGS RD
POMCUTWILE VA 20132-3917

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Albuquerque, NM 87102



MCCREARY JOY E DAWN
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ALBUQUERQUE NM 87106-9514

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



FELIX ELLIARD & MARIA RIVERIA
5631 UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106-9701

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



FOR FRIENDS VENTURES LLC
8101 CONNECTICUT ST NE
ALBUQUERQUE NM 87110-2405

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



HILL MICHAEL & SANDRA JOY
PO BOX 9426
ALBUQUERQUE NM 87119-9426

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302 8th Street NW
Albuquerque, NM 87102



FASCO AULE
6630 N MAJORCA WAY E
PASADENA AZ 80135-1320

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Albuquerque, NM 87102



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5836 SAGAN LP SE
ALBUQUERQUE NM 87106

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302 8th Street NW
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PADILLO ROSARIO JOSE A
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ALBUQUERQUE NM 87106-9722

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Albuquerque, NM 87102



MESA DEL SOL COMMUNITY COMPANY
INC
PO BOX 67590
ALBUQUERQUE NM 87193-7590

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



SAUZAR SHELTON L
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ALBUQUERQUE NM 87106-9615

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302 8th Street NW
Albuquerque, NM 87102



KIRKEE D'ARNO C & DARRYL A
5525 SAGAN LP SE
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Albuquerque, NM 87102



RODOLPH MCHESIA & BOSEA CHARITY
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2334 PENN AVE SE
ALBUQUERQUE NM 87106-9611

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302 8th Street NW
Albuquerque, NM 87102



DESMAYE
5616 ABERNETHY SE
ALBUQUERQUE NM 87106-9723

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



MARTIN JENNIFER
2333 PENN AVE SE
ALBUQUERQUE NM 87106-9722

Continental Printing, Inc.
302 8th Street NW
Albuquerque, NM 87102



DEKANTO DORA LLC
1095 E 2100 50 SUITE 110
SALT LAKE CITY UT 84106-5998

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



ROHEIO RUTH E
2885 S WYOMING AVE
POSWELL NM 88203-2356

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



PEROVICH EQUIPMENT LLC
PO BOX 336
EL PASO NM 87529

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



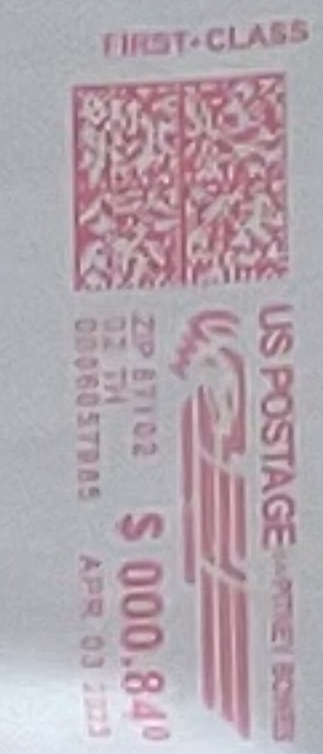
D & MORTON INC
8440 WYOMING BLVD NE SUITE A
ALBUQUERQUE NM 87113

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



LUTZ ANTHONY
2327 PENN AVE SE
ALBUQUERQUE NM 87106

Continental Printing
302 8th Street NW
Albuquerque, NM 87102



FRIGES RONALD D & PEGGY S
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ALBUQUERQUE NM 87106-9618

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Albuquerque, NM 87102



BIRMINGHAM RAYMOND J JR
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Continental Printing
302 8th Street NW
Albuquerque, NM 87102



FRUCHAJ JESSICA N
5639 UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106-9701

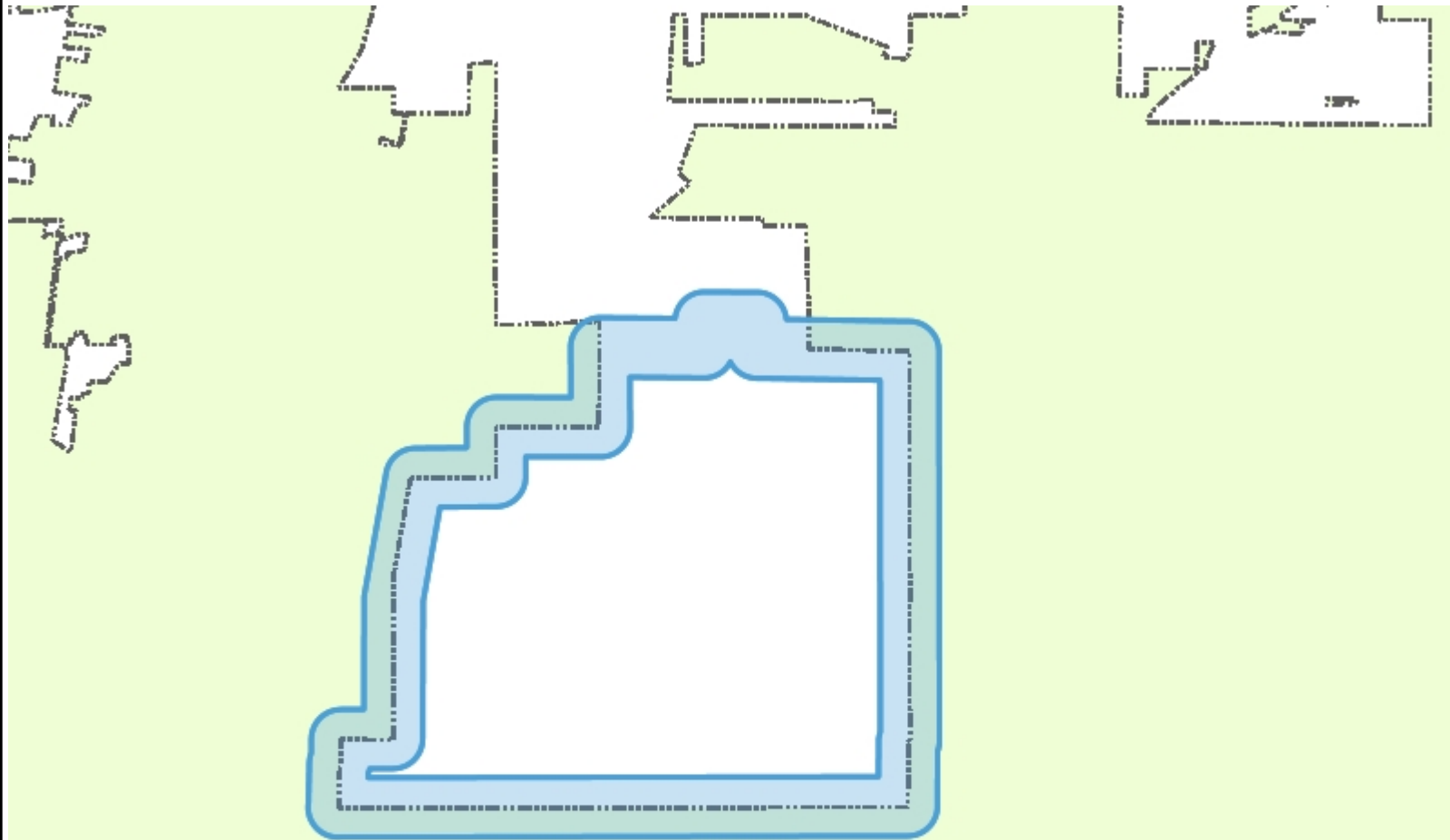
Continental Printing
302 8th Street NW
Albuquerque, NM 87102



STATE OF NEW MEXICO STATE LAND
OFFICE
PO BOX 1148
SANTA FE NM 87504-1148



Level A Mesa Del Sol Plan Area



UNINCORPORATED AREAS

Legend

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

Notes

Buffer: 1,510 Ft.
ROW: I-25; 1,410 Ft.

17,774 0 8,887 17,774 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 106,641

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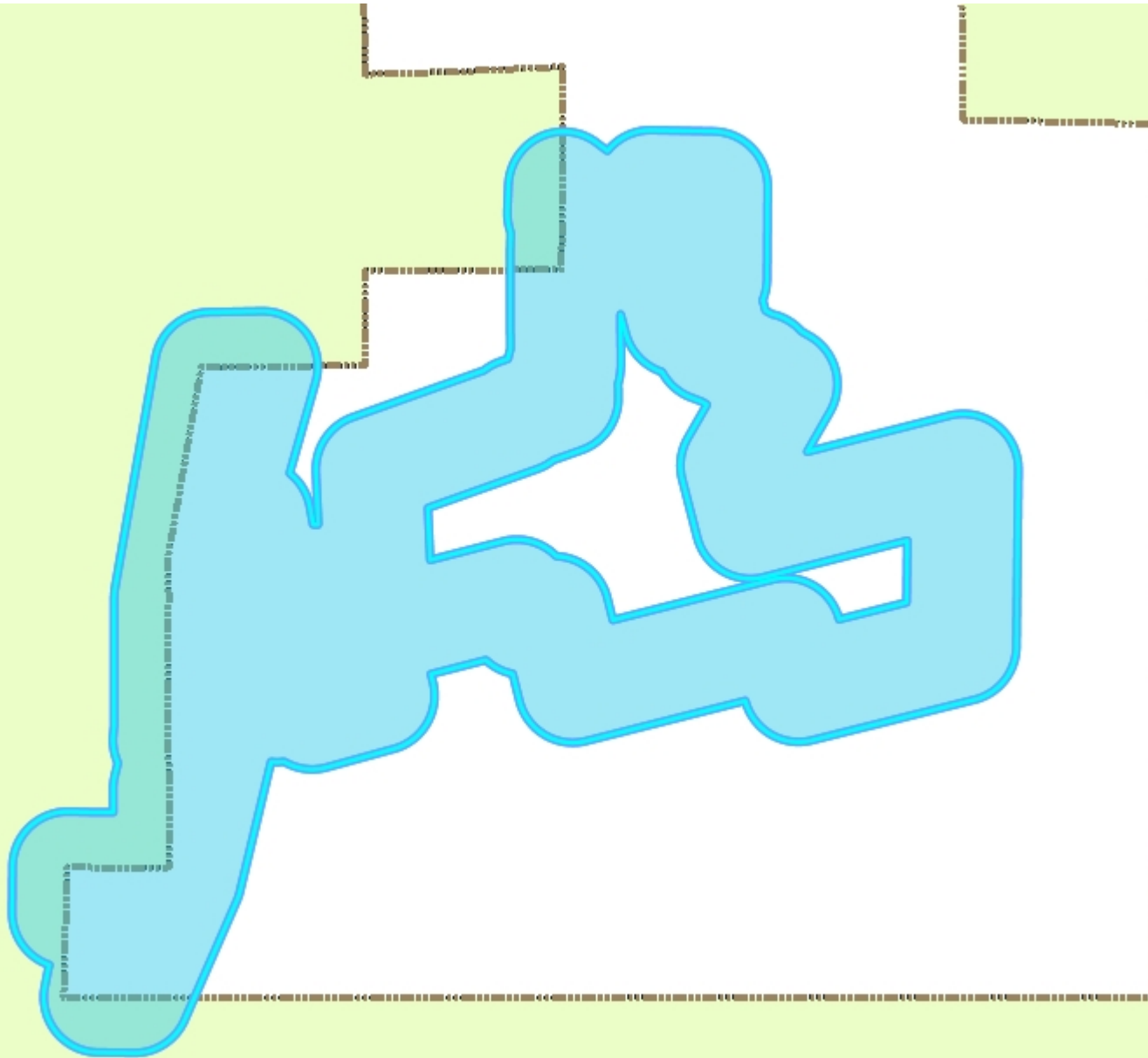


Mesa Del Sol Level B Master Plan



Legend

- CORRALES
- EDGEWOOD
- RIO RANCHO
- TIJERAS
- UNINCORPORATED AREAS
- Bernalillo County Parcels



Notes

Buffer: 1,475 Ft.
ROW: I-25; 1,375 Ft.

8,948 0 4,474 8,948 Feet

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1: 53,688

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4/6/23

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear neighbors,

On behalf of MDS Investments LLC, Consensus Planning, Inc. is providing you with notice that we are submitting an application for a Level A and B Text Amendments for EPC approval which will be heard at a public hearing on 5/18/23. The required notice forms and information regarding the public hearing are included in this mailed notice.

The requested text amendments to the Mesa del Sol Level A and B Master Plan seeks to change the way height is regulated in Urban and Community Centers and add several height bonuses applicable only to those centers. The requested amendment is proposing a base height to remain 60 feet in the Community Center and to increase the base height to 80 feet in the Urban Center. The Community Center will have a maximum building height not to exceed 84 feet including applicable bonuses and include a step-down requirement for development within 30 feet of a residential land use district.

Per the IDO section, 6-4(K)(3)(a) mailed public notice to all property owners within 100 feet of the subject site is required. Please reach out to frank@consensusplanning.com or call 5050.764.9801 with any questions or concerns regarding this email. We look forward to hearing from you soon.

Best,

Ms. Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

PRINCIPALS

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

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



PART I - PROCESS

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

Application Type: Text Amendment to the approved Level B Mesa Del Sol Master Plan

Decision-making Body: EPC

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: Mesa Del Sol Level B Plan Area

Name of property owner: MDS Investments LLC

Name of applicant: MDS Investments LLC

Date, time, and place of public meeting or hearing, if applicable: 8:30 am 5/18/23 via zoom
<https://cabq.zoom.us/j/2269592859>

Address, phone number, or website for additional information: Please call or email
frank@consensusplanning.com 505 764 9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

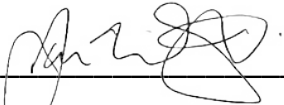
☒ Drawings, elevations, or other illustrations of this request. Text amendment has been provided with visual of area it will affect

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

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

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

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

 (Applicant signature) 4/6/2023 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 4/6//23

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

Property Owner within 100 feet*: See envelope

Mailing Address*: See envelope

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

1. Subject Property Address* Mesa Del Sol Level B Plan Area: Community, Urban, and Employment Centers
Location Description _____
2. Property Owner* MDS Investments LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc.
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)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Text Amendment to the Level A and B Mesa Del Sol approved Master Plans

Summary of project/request¹*:

The request is to change the building height limits in the Urban and Community Centers

and to add height bonuses applicable to those centers. Height is not to exceed 84 feet in the Community Center and include a step-down requirement for development within 30 feet of residential land uses.

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

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

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

Date/Time*: 8:30 am 5/18//23

Location*²: Via Zoom <https://cabq.zoom.us/j/2269592859>

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

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

6. Where more information about the project can be found*³:
Please call or email frank@consensusplanning.com 505 764 9801

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

1. Zone Atlas Page(s)*⁴ See attached
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

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

Please see attached notes

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

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

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

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

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Mesa del Sol Level B Master Plan Text Amendment (EPC)

Project #: Mesa del Sol Level B Master Plan Text Amendment

Property Description/Address: Mesa del Sol

Date Submitted: 10 February 2023

Submitted By: Philip Crump

Meeting Date/Time: 9 Feb 2023 5:50-7:30 pm

Meeting Location: via Google Meet

Facilitator: Philip Crump

Applicant/Agent: MDS Investment LLC/Consensus Planning

Neighborhood Associations/Interested Parties: Mesa del Sol NA, District 6 Coalition of NAs

Background/Meeting Summary:

This was the second facilitated meeting regarding the proposed change to the Level B Master Plan for Mesa del Sol. The application for the proposed amendment is to be submitted for City staff review and a hearing before the EPC for approval.

There are two guiding documents for the planned community of Mesa del Sol (hereinafter “MdS”). The Level A Master Plan covers the entire project area of approximately 14,000 acres. The second is the Level B Master Plan, which covers the area within Level A currently under development. Level B is bordered on the northeast by office and commercial areas and on the southwest by residential areas; University Boulevard is the dividing line.

The proposed amendment includes increasing the allowable building heights from the current 60 feet to 80 feet, and allows further height “bonuses” of 12 feet for certain amenities such as ground floor retail, structured parking, workforce housing, and/or privately owned public open space. The amendment would apply only to the as-yet undeveloped Urban Center along the east side of I-25 at the proposed interchange, and to the existing Community Center which now includes the Aperture Center. It would not apply to the Netflix development nor to the several Village Centers in Level A.

The agent noted that the Level B Plan calls for higher density and greater intensity of uses in the Community and Urban Centers—walkable urban environments with a mix of residential and commercial uses and higher buildings. The agent reported that there is a move within the city, exemplified by the mayor’s Housing Forward initiative, to increase building heights to create more intensity and housing—especially workforce housing—in areas designated for mixed use. Other mixed-use corridors or areas within the city, such as the Nob Hill area, do provide for height bonuses.

While acknowledging their expectation that development would occur within the Community Center, neighbors and neighborhood association leaders expressed strong concerns about the increased allowable building heights, especially in areas bordering the residential neighborhoods. They noted that the attractive Aperture Center is lower—probably less than 50 feet in height—and is not fully occupied. Having moved to an area with spectacular views of the mesa and the mountains, they feared loss of those views with higher buildings. There was no such concern with heights in the Urban Center near I-25.

The MdS Neighborhood Association Board unanimously proposed limiting building heights to 60 feet in areas bordering residences, with a single bonus allowed further toward the center of the Community Center. In discussion, a modified proposal was created, which the agent agreed to discuss with the architects.

Outcome:

Areas of Agreement: There will be development in Mesa del Sol, and it should be community-friendly.

Unresolved Issues & Concerns: There was no conclusion for revision of the Amendment application, pending further discussion between the agent and architects.

Meeting Specifics:

1) Amendment overview

- a) The Level B Master Plan calls for a maximum height of 60 feet within the Urban and Community Centers.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
Mesa del Sol Level B Master Plan Text Amendment (EPC)

- i) There is currently no allowance for increased height.
 - ii) Amendments to the Plan are required to be submitted to the EPC for approval.
 - (1) The Planning Commission has recommended increasing allowable heights in certain areas of the city and these recommendations are to be reviewed by City Council for potential approval.
 - iii) The proposed amendment would increase the basic allowable height from 60 to 80 feet.
 - (1) Additionally, height bonuses of 12 feet each would be allowed for certain amenities such as ground-floor retail, structured parking, workforce housing, and privately-owned public space.
 - (a) These amenities are designed to improve the pedestrian experience for people walking near the buildings.
 - (i) The agent noted that the city is currently allowing bonuses of 24 feet for workforce housing.
 - (2) The agent said that 80 feet is the allowable height in the Employment Zone to the northeast of the Community Center.
 - (3) With increased allowable height, buildings could follow a five stories over two model—two floors of parking in a concrete structure, topped with five wood-framed floors of residential or office uses.
 - (a) The agent noted that part of the intent of MdS is to provide a place where people can live, work and play in the same community.
 - (i) Integrated structured parking, including underground parking, reduces the need for surface or on-street parking, which is detrimental to an urban setting.
 - (ii) Retail spaces along the first floor would hide the garage from the street.
- 2) Building height concerns**
- a) Neighbors expressed concerns about the proposed increase in allowable building heights.
 - i) The first concern is for the intrusion of higher structures into the skyline and views from single-family residences to the west of the Community Center.
 - (1) Those residences, on three sides of the Community Center are on the order of 25 feet tall.
 - (2) Owners said they were attracted to MdS by the mesa and mountain views.
 - (a) One person pointed out that having views of the mountains increases the value of property.
 - (b) She also noted that the increased density could make emergency responses more difficult in case of catastrophic fire or flooding.
 - ii) The Encanto Apartments along University are limited to 30 feet in height.
 - b) The Antoine Predoc-designed Aperture Center is thought to be 45 to 48 feet in height.
 - i) A neighbor said that the proposed allowable heights would be nearly twice that height.
 - (1) There was concern that the attractive building would be overshadowed by much taller structures.
 - (a) The agent noted that the Aperture Center is out in front of the Community Center, so there would be nothing in front of it.
 - c) People asked whether there could be multiple height bonuses, resulting in very tall buildings.
 - i) The agent said there likely would be a practical maximum of 92 feet.
 - (1) The MdS board president noted that the proposed amendment as written would allow multiple bonuses, resulting in very tall buildings.
 - (2) He said that he understood the reason for the bonuses was to incentivize owners to include the amenities, to add vitality to the urban setting.
 - ii) With increased density would come increased traffic.
 - iii) Another neighbor pointed out that the first few buildings set a precedent.
 - (1) She said that when people see that the plan is being changed from what they expected, they are discouraged from investing.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
Mesa del Sol Level B Master Plan Text Amendment (EPC)

3) Parking and transportation

- a) A meeting attendee suggested underground parking as a way to reduce height.
 - i) She also suggested separating resident parking from retail user parking.
 - (1) The agent noted that such a separation is often used in mixed-use buildings.
- b) One person asserted that structure parking would not be free and that people who did not want to pay would park in the street, increasing congestion and perhaps crime.
- c) Another attendee said that there should be bus stops and bike lanes included in development.

4) Alternate proposal from MdS Board

- a) The MdS NA president said that the board, comprising seven members from several different neighborhoods, had reached unanimous decisions regarding the proposed amendment.
 - i) They are not opposed to the higher heights in the Urban Center.
 - (1) They note that big box stores and other commercial and perhaps industrial uses—and no residential--will be located there, next to the Interstate and below the escarpment.
 - ii) For the Community Center, though, they propose keeping the 60-foot base height, with one 15- or 20-foot bonus allowed for specified amenities.
 - (1) No height bonuses would be allowed bordering residential areas.
 - (a) This would have lower impact on the neighboring residential areas.
 - (2) They believe this compromise would help preserve the community feel while allowing those incentives that add value to the community.
 - iii) The agent asked whether the board could support a 60-foot limit along the residential edge, with increased heights further toward the middle of the area.
 - (1) The board president said that they might support a 60-foot limit along the edge, with a maximum of 80 feet toward the center of the 4 block by 4 block area.
 - iv) ACTION ITEM: The agent said he would consult with the architects and ask about whether step backs would be feasible, with a height bonus of 82 feet (to allow for HVAC) and report back to this group.

5) Other issues

- a) Residences in MdS--
 - i) People asked about “workforce” housing, whether it differed from “affordable” housing.
 - (1) The agent said that the newer term is workforce housing.
 - (a) It is designed to be affordable—paying up to 30% of income for housing--for workers in service areas—teachers, police, firefighters, etc. and people new to the workforce.
 - (i) In Albuquerque, it is generally considered to be 80% of the area median income.
- b) There were questions about the long-proposed senior housing.
 - i) The agent said that in the plan there was provision for active senior housing—not merely senior apartments—but he did not know the current status of that.
 - (1) The MdS president said that there had been plans for one- and two-bedroom apartments for over 55, in a walkable community center, but now it is likely to be in a different location.
 - ii) ACTION ITEM: The agent agreed to determine the status of the various residential projects and proposals and provide a summary to be distributed to the meeting attendees.
- c) In response to a question about notification and communication regarding upcoming projects, the MdS president said that developers are mandated to provide notice to neighborhood associations for upcoming applications, giving opportunity to call for a facilitated meeting.
 - i) In those cases, the association will notify members, but would not know of other projects that are in discussion stages.
- d) The Neighborhood Association includes all residential owners in Mesa del Sol.
 - i) It is a volunteer organization registered with the City and County that communicates via NextDoor.

CITY OF ALBUQUERQUE
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Mesa del Sol Level B Master Plan Text Amendment (EPC)

- (1) Its purpose is to be a liaison between the residents and Mesa Del Sol Corporation and the HOA, and serve as a voice with developers and with the city and with the county.
- ii) The Home Owners Association collects quarterly dues from all owners, to maintain public facilities.

Action Items:

- 1. The agent said he would consult with the architects and ask about whether step backs would be feasible, with a height bonus of 82 feet (to allow for HVAC) and report back to this group.
- 2. The agent agreed to determine the status of the various residential projects and proposals and provide a summary to be distributed to the meeting attendees.

Application Hearing Details:

The agent anticipates the application to be submitted on or before 9 March 2023, for an EPC hearing on 20 April 2023.

Names & Affiliations of Attendees and Interested Parties:

Jim Strozier	Consensus Planning
Avery Frank	Consensus Planning
Patty Willson	District 6 Coalition of NAs
Mandy Warr	District 6 Coalition of NAs
David Mills	Mesa del Sol NA Board
Cathy Burns	Mesa del Sol NA Board
Kanyesha Arrington	Mesa del Sol NA Board
Sue Mauthe	Mesa del Sol NA Board
Julie Shuler-Misra	Mesa del Sol NA Board
Cindy Keith:	MdS resident
Molly Grady	MdS resident
Julie Frasco	MdS resident
Marie Reed	MdS resident
Jerome Gonzales	MdS resident
Richard Lippert	MdS resident
Steven Morrell	MdS resident
Tracy Winslow	MdS resident
Dawn Sells	MdS resident
Pam Lambert	MdS resident
Robert Sitkowski	MdS resident
Shannan Reeve	MdS resident
Chelese Belmont	MdS resident
Tom Brophy	MdS resident
Jacqueline Pettitt	MdS resident
Christopher Pettitt	MdS resident
Stacy Gherardi	MdS resident
Peggy Neff	
Krista Baca	ADR Paralegal
Tyson Hummell	CABQ ADR Coordinator
Philip Crump	Facilitator

Mesa del Sol Level A Plan
Text Amendment

Table 7-1. Permissive Uses by Land Use District

X = Uses permissive in the Zone District(s) indicated shall be permissive within the indicated Mesa del Sol Land Use District, subject to the development program limits in Table 7-2.

CITY OF ALBUQUERQUE ZONING DISTRICT	MESA DEL SOL LAND USE DISTRICT						
	Employment Center	Highway Commercial	Urban Center	Community Center	Village Centers	Residential	Campus
R-1 Residential						X	
R-T Residential		X	X	X	X	X	
R-G Residential		X	X	X	X	X	
R-2 Residential		X	X	X	X	X	
R-3 Residential	X	X	X	X	X	X	
RC Residential/Commercial	X	X	X	X	X	X	
O-1 Office and Institution	X	X	X	X	X		X
C-1 Neighborhood Commercial	X	X	X	X	X	X	
C-2 Community Commercial	X	X	X	X			
C-3 Heavy Commercial	X	X	X				
M-1 Light Manufacturing	X	X					
IP Industrial Park	X	X					

Table 7-2. Development Standards *

ZONE	Acres (gross)	Max. commercial SF	Max. comm. avg. FAR (1)	Max. FAR (2)	Max. height (feet)	Max. DU	Max. avg. gross du/ac (1)	Max. net density (2)
Employment Center	1,985	9,056,124	0.14	4.0	80	1,985	1	30
Highway Commercial	385	4,000,000	0.24	2.0	40	-	-	-
Campus	480	2,500,000	0.12	2.0	60	-	-	-
Urban Center	92	1,500,000	0.37	4.0	60 128	828	9	60
Community Center	61	700,000	0.24	2.0	40 84	819	13	40
Village Center One	24	200,000	0.19	1.0	35	492	21	35
Village Center Two	40	200,000	0.11	1.0	35	660	17	35
Village Center Three	40	200,000	0.11	1.0	35	660	17	35
Village Center Four	40	200,000	0.11	1.0	35	660	17	35
Residential Villages	4,204	50,000	-	N/A	35	28,506	7	35
TOTAL	7,351	18,606,124				34,610		

Notes:

1. Maximum average gross density/FAR of entire acreage of district or center, regardless of use.

2. Maximum net density of any residential parcel, block or project.

3. Accessory units shall not count toward the maximum number of dwelling units listed.

4. The Urban Center has a height limit of 80 feet and a maximum height of 128 feet with the use of applicable height bonuses.

5. The Community Center has a height limit of 60 feet and a maximum height of 84 feet with the use of up to two height bonuses.

Table 7-3. Residential Off-Street Parking Requirements

Apartments or condominiums	2 spaces for units with 3 or more bedrooms
	1.5 spaces for units with 2 bedrooms
	1 space for units with 1 bedroom or studio units
House or townhouse	2 covered spaces per unit
Accessory unit	0 spaces per unit

* Revised February 2023 - changed land use designation of 500 acres of Active Adult to Employment Center

Mesa del Sol Level B Plan
Text Amendment

2.3.2 Development Standards – Urban Center

The Urban Center located at the base of the escarpment will be Mesa del Sol’s largest and most concentrated walkable district of employment, housing, and retail. Designed to be served by a planned new I-25 interchange and a potential nearby commuter rail station, the Urban Center has the potential to attract people from all parts of the region. The Urban Center will be immediately adjacent to a 40-acre parcel that is not part of this Level B submittal which is being retained by the University of New Mexico for a potential branch campus.

The level of development contemplated for the Urban Center will require appropriate infrastructure, such as the interchange and access roads, parking structures, and high-quality transit service. Appropriate measures will be needed to manage auto traffic, including the establishment of appropriate parking ratios, district-level parking strategies, the use of metered on-street parking to encourage turnover, traffic management strategies for events, and an interconnected street system with continuous sidewalks, traffic calming measures and pedestrian facilities at intersections.

- a) Maximum Development Program for District: 1,500,000 square feet commercial, 828 dwelling units.
- b) Permissive Uses: uses that are permissive in the following City of Albuquerque Zoning Districts: R-T, R-G, R-2, and R-3 Residential, RC Residential/Commercial, O-1 Office and Institution, C-1 Neighborhood Commercial, C-2 Community Commercial, and C-3 Heavy Commercial, subject to the density, FAR and review requirements of Table 2-1. Police and fire stations and Major Public Open Space are also permissive within the district.
- c) Maximum site FAR: 4.0
- d) Maximum site density: 100 du/acre
- e) Height:
 - 1. Minimum – Street-facing buildings must be at least 20 feet high along the street-facing façade. Minimum building height is measured relative to the finished grade, and is measured to the highest point of the roof, excluding minor lengths of parapets, cupolas, or other discontinuous projecting features. Continuous parapets or false fronts and peaked or sloped roofs qualify towards meeting the minimum height.
 - 2. Maximum – The maximum allowable building height is ~~60 feet~~ without the use of height bonuses is 80 feet and 128 feet with the use of applicable height bonuses, measured at the tallest part of the building. Minor projections and special architectural features such as clock towers, bell towers, cupolas, and ornamental portions of parapet walls may extend up to 10 feet above the maximum building height, provided they are no more than 30 feet in width and make up no more than one third of the length of the building’s façade.

3. Building Height Bonus: Several bonuses can be awarded to development in the Urban Center if it meets the applicability of one or more of the following standards:

- a) Ground Floor Commercial Bonus: Any development in the Urban Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade will be awarded an additional 12 feet of building height. Commercial uses must be primary permissive uses in RC, C-1, or C-2 zones.
- b) Structured Parking Bonus: Any development in the Urban Center that features podium, subterranean, or structured-style parking on the same premises will be awarded an additional 12 feet in building height.
- c) Workforce Housing Bonus: Any development in the Urban Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act definition of workforce housing as stated in section §9-4 will be awarded an additional 12 feet of building height.
- d) Privately Owned Public Space Bonus: Any development in the Urban Center that features a minimum of 1,000 square feet reserved for the sole purpose of public use such as a communal park, plaza, open space, etc. will be awarded an additional 12 feet in building height. The POP must feature xeriscaping on a minimum of 15% of the net area as well as include adequate seating for patrons.

2.3.3 Development Standards – Community Center

The Community Center on the mesa will offer significant concentrations of jobs, housing and services in a walkable area that is served by, and visible from, several principal roadways and the primary transit boulevard. The Community Center will form a linchpin connecting Mesa del Sol’s residential villages with the Employment Center and the potential UNM campus. The Community Center will incorporate retail uses, which could include a community shopping center anchored by a supermarket, a discount department store or a large specialty/discount apparel store. The Community Center will include Mesa del Sol’s main plaza, which will serve as a gathering place for the entire community, and a range of other public and private spaces, such as smaller courtyards and plazas.

- a) Maximum Development Program for District: 700,000 square feet commercial, 819 dwelling units.
- b) Permissive Uses: uses that are permissive in the following City of Albuquerque Zoning Districts: R-T, R-G, R-2, and R-3 Residential, RC Residential/Commercial, O-1 Office and Institution, C-1 Neighborhood Commercial, and C-2 Community Commercial, subject to the density, FAR and review requirements of Table 2-1. Police and fire stations and Major Public Open Space are also permissive within the district.
- c) Maximum site FAR: 2.0
- d) Maximum site density: 80 du/acre
- e) Height:
 - 1. Minimum – Street-facing buildings must be at least 20 feet high along the street-facing façade. Minimum building height is measured relative to the finished grade, and is measured to the highest point of the roof, excluding minor lengths of parapets, cupolas, or other discontinuous projecting features. Continuous parapets or false fronts and peaked or sloped roofs qualify towards meeting the minimum height.
 - 2. Maximum – The maximum allowable building height is 60 feet without the use of height bonuses and a maximum of 84 feet with the use of applicable height bonuses, measured at the tallest part of the building. Minor projections and special architectural features such as clock towers, bell towers, cupolas, and ornamental portions of parapet walls may extend up to 10 feet above the maximum building height, provided they are no more than 30 feet in width and make up no more than one third of the length of the building’s façade.
 - 3. Building Height Stepdown Requirement: Any development located in the Community Center that is within 30 feet of the Residential District not including the Residential Corridor is not permitted to use any of the building height bonuses and building heights must remain at 60 feet.

4Building Height Bonus: Up to two height bonuses can be awarded to development in the Community Center if it meets the applicability of one or more of the following standards:

- a) Ground Floor Commercial Bonus: Any development in the Community Center that features commercial uses for a minimum of 50% of the ground floor street-facing façade will be awarded an additional 12 feet of building height. Commercial uses must be primary permissive uses in RC, C-1, or C-2 zones.
- b) Structured Parking Bonus: Any development in the Community Center that features podium, subterranean, or structured style parking on the same premises will be awarded an additional 12 feet in building height.
- c) Workforce Housing Bonus: Any development in the Community Center that features at minimum 35% of the dwelling units that meet the Albuquerque Workforce Housing Opportunity Act definition of workforce housing as stated in section § 14-9-4 will be awarded an additional 12 feet of building height.
- d) Privately Owned Public Space Bonus: Any development in the Community Center that features a minimum of 1,000 square feet reserved for the sole purpose of public use such as a communal park, plaza, open space, etc. will be awarded an additional 12 feet in building height. The POP must feature xeriscaping on a minimum of 15% of the net area as well as include adequate seating for patrons.

Table 2-1 Site Development Standards

	Building Envelope			Open Space		Setbacks (feet) (5)					Off-Street Parking (12)	
	Max. site FAR (1)	Max. site du/ac (2)	Max. height (ft)	Min. % landscape area (3)	Min. % usable open space (6)	Front	Side street	Side	Rear	Other	Non-res	Residential
Employment Districts:												
Employment Center	4.0	100	80 (4)	15% of net lot area per COA Zoning Code	n/a	0 min.	0 min.	10 min.	10 min.		per zoning code, credit for on-street, max. one bay in front of bldg	2 per 3+ BR, 1.5 per 2BR, 1 per 1BR/studio Multifamily: 1 per unit
Highway Commercial	2.0	n/a	50	15% of net lot area per COA Zoning Code	n/a	15 min.	0 min.	0 min.	5 min.	50’ landscape set-back along 1-25 (except frontage road)	per zoning code, credit for on-street	n/a
Mixed-Use Centers:												
Urban Center	4.0	100	20 min., 128 max	no min. except 15% of surface parking	15% unless within ¼ mile of park/OS	0 min.	0 min.	0 min.	5 min.		no requirement	2 per 3+ BR, 1.5 per 2BR, 1 per 1BR/studio Multifamily: 1 per unit
Community Center	2.0	80	20 min., 84 max	no min. except 15% of surface parking	15% unless within ¼ mile of park/OS	0 min., 5 max.	0 min.	0 min., 10 max.	5 min.		no requirement	no requirement
Village Centers	1.0	60	20 min., 35 max	no min. except 15% of surface parking	15% unless within ¼ mile of park/OS	0 min., 5 max.	0 min.	0 min., 10 max.	5 min.		no requirement	no requirement
Residential Villages												
Corridor Residential (w/in 1/8 mile of Mesa del Sol Blvd.)	no requirement	50	50	no min. except 15% of surface parking	15% unless within ¼ mile of park/OS	varies by lot type – see below					no requirement	2 per 3+ BR, 1.5 per 2BR, 1 per 1BR/studio; 2 covered per SF house/TH Multifamily: 1 per unit
General Residential	no requirement	35	35	[blank]	15% unless within ¼ mile of park/OS	varies by lot type – see below					no requirement	2 per 3+ BR, 1.5 per 2BR, 1 per 1BR/studio; 2 covered per SF house/TH Multifamily: 1 per unit
				Varying setbacks by lot type:		Front (8)	Side street	Side (10)	Rear (7)	Other Walls (9)		
				Single-Family Standard Lot		10 min., 20 max.	10 min.	10 min. btw bldgs (no min. to prop line)	4 min.			2 covered spaces
				Attached Compound		5 min., 10 max.	5 min.	0 min.	0-5 min.	Courtyard – 0 min., 5 max.		2 covered spaces
				Detached Compound/Courts		5 min., 10 max.	5 min.	8 min. btw bldgs (no min. to prop line)	0-5 min.	Paseo – 5 min., 10 max.		2 covered spaces
				Duplex		10 min., 15 max.	10 min.	10 min. btw bldgs (no min. to prop line)	4 min.			2 covered spaces
				Townhouse: Greater than 1 BDRM		5 min., 10 max.	5 min.	0 min.	24 min.			2 covered spaces
				Multifamily/Townhouse 1 BDRM		6 min., 16 max.	6 min.	10 min. btw bldgs (no min. to prop line)	4 min.			1 per unit

- Notes:
- 1. Site FAR: Maximum FAR on any individual parcel
 - 2. Site du/ac: Maximum du/ac on any individual parcel
 - 3. Site coverage: percentage of the site covered by buildings or structures
 - 4. Exception for water storage tanks
 - 5. Setback variance less than 10% may be granted through the ARC review process.

- 6. Required usable open space may be aggregated into common open space areas and other recreational facilities within 1/4 mile of the site.
- 7. Garages: 4’ min. setback at rear.
- 8. Front yard setback along University: 10’ min.
- 9. Wall height of 6’ max. (9’ 6” max. at entries) is allowed. Wall heights and placement determined by the MdS ARC. Level B wall standards take precedence over COA standards.
- 10. Sideyard use easements allowed.

- 11. Wireless Telecommunications Facilities (“WTFs”): A maximum height of 120’ shall be allowed for Primary WTFs. A maximum height of 60’ shall be allowed for Secondary WTFs (see Appendix B, pages 108 and 109).
- 12. ARC can make allowance for one covered space per unit.
- 13. Setbacks are measured from the edge of the street right-of-way.