



**Environmental
Planning
Commission**

*Agenda Number: 1
Project #: 2019-002916
Case: RZ-2019-00062
Hearing Date: November 14, 2019*

Staff Report

Agent	Arch + Plan Land Use Consultants, Derrick Archuleta
Applicant	Shaikh & Rizwana Quraishi/Mohammed & Mona Quraishi
Request	Zoning Map Amendment
Legal Description	Lots 11 & 12, Block 3, North Albuquerque Acres, Tract 3, Unit 3
Location	Located on Oakland Ave NE between Black Oak Ct and Ventura St
Size	Approximately 1.7728 Acre
Existing Zoning	PD
Proposed Zoning	R-1D

Staff Recommendation

APPROVAL of Project # 2019-002916 RZ-2019-00062 based on the Findings beginning on Page 15.

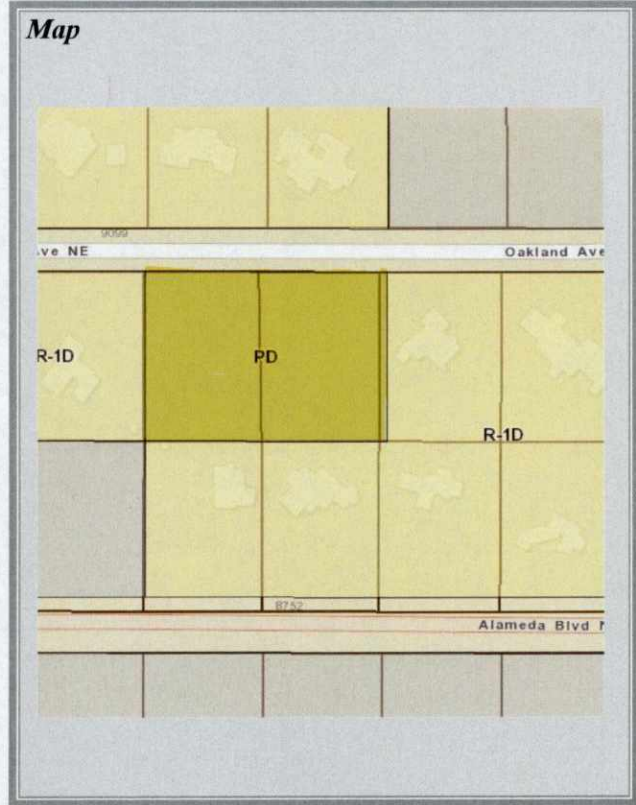
**Staff Planner
Whitney Phelan**

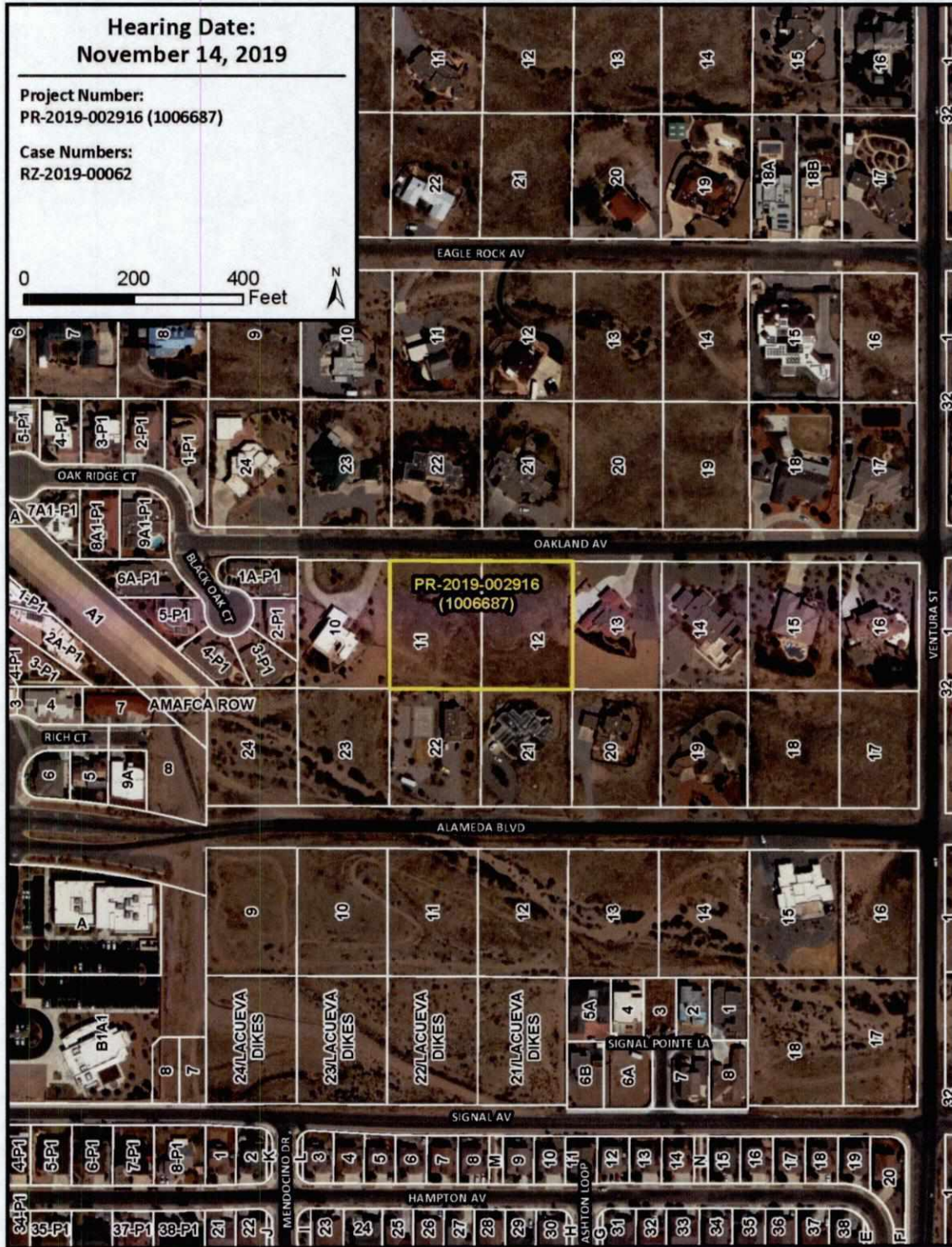
Summary of Analysis

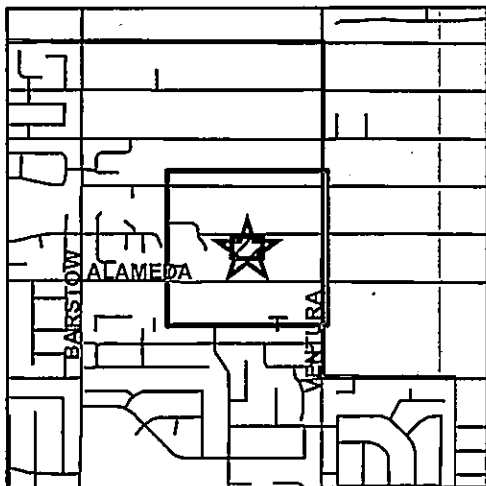
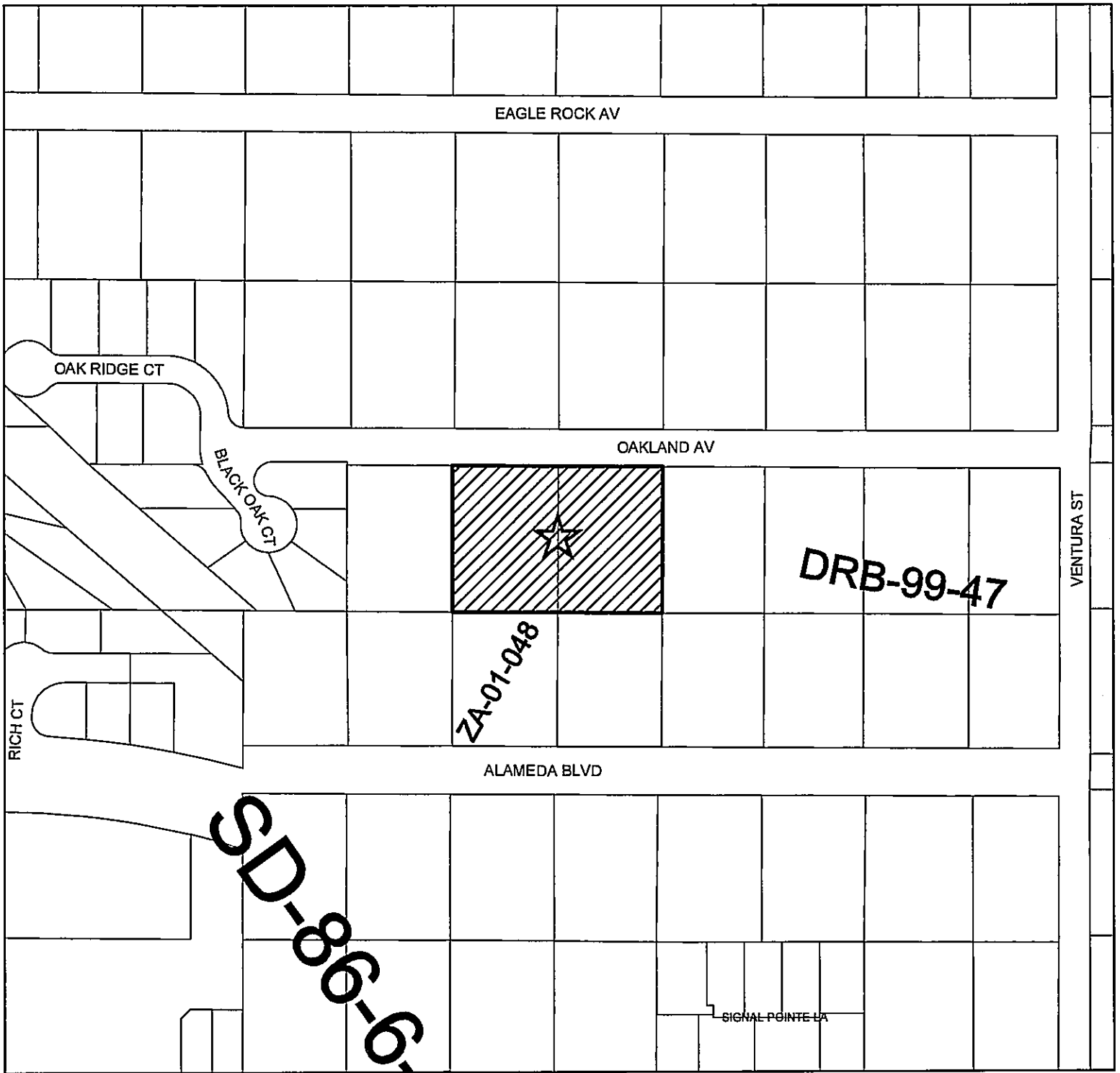
The request is for a zoning map amendment for an approximately 1.7728-acre site located on Oakland Ave NE between Black Oak Ct and Ventura St NE, which is currently vacant with PD zoning. The applicant wants to change the subject site’s zoning to R-1D in order to develop the lots with single-family dwellings. The existing PD zone district is intended for innovative projects that cannot be accommodated through the use of other base zone districts. R-1D generally allows single family dwellings.

The subject site is in an Area of Consistency, as designated in the ABC Comp Plan. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

Property owners within 100 ft and the affected Neighborhood Associations, District 4 Coalition and Nor Este NA were notified as required. Staff recommends Approval.







HISTORY MAP

Note: Gray shading indicates County.



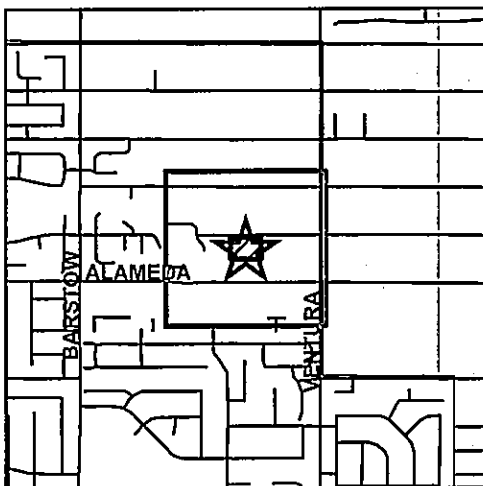
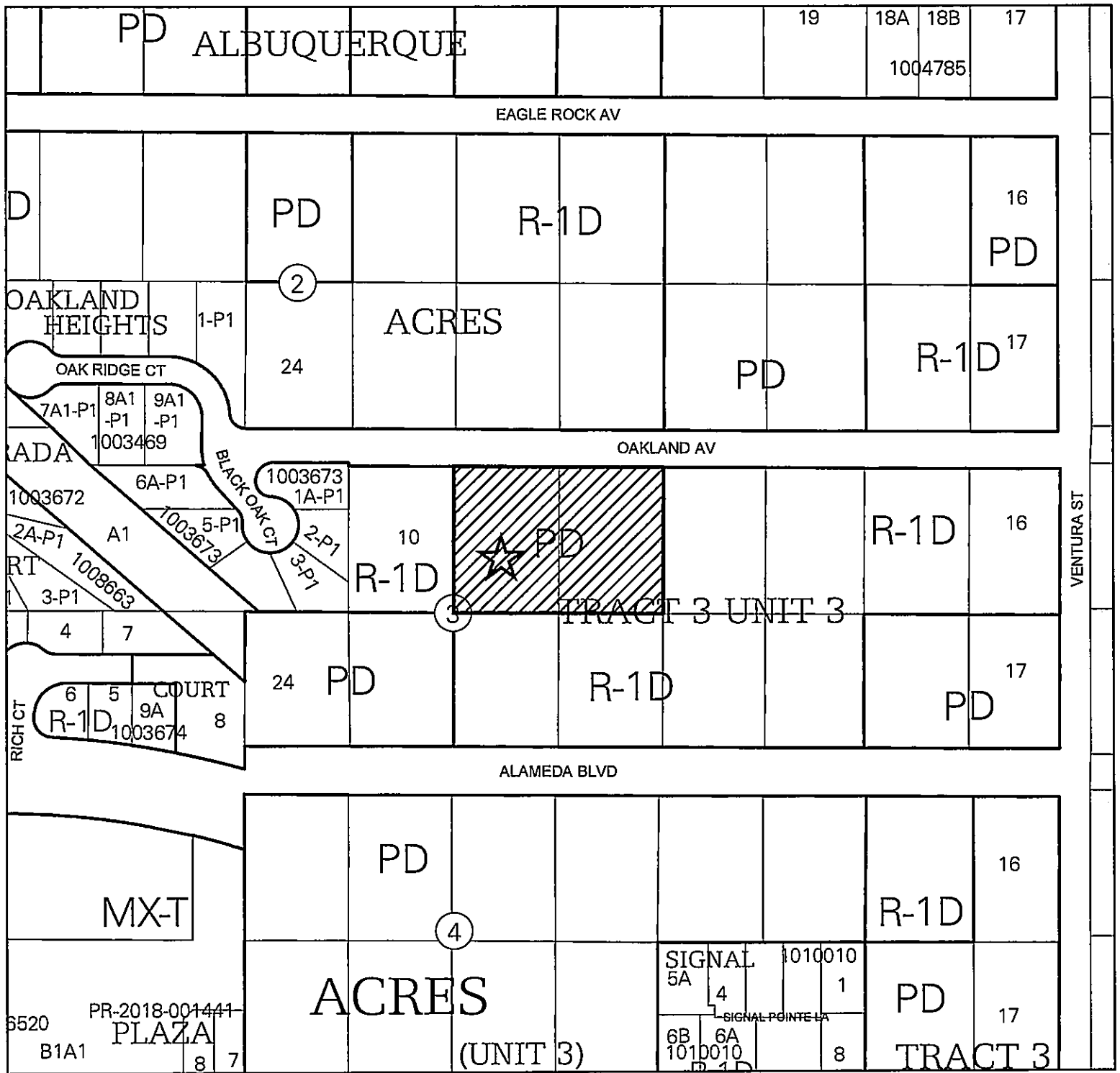
1 inch = 220 feet

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IDO ZONING MAP

Note: Gray shading indicates County.



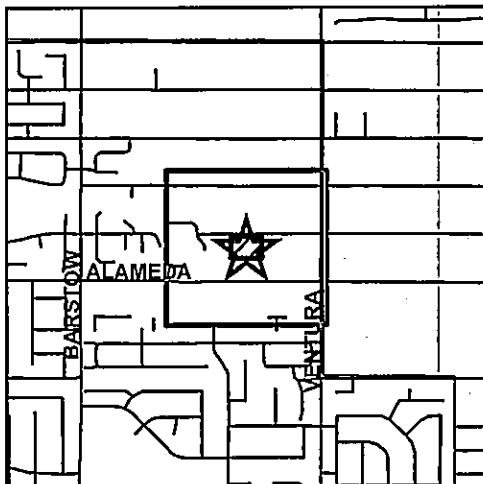
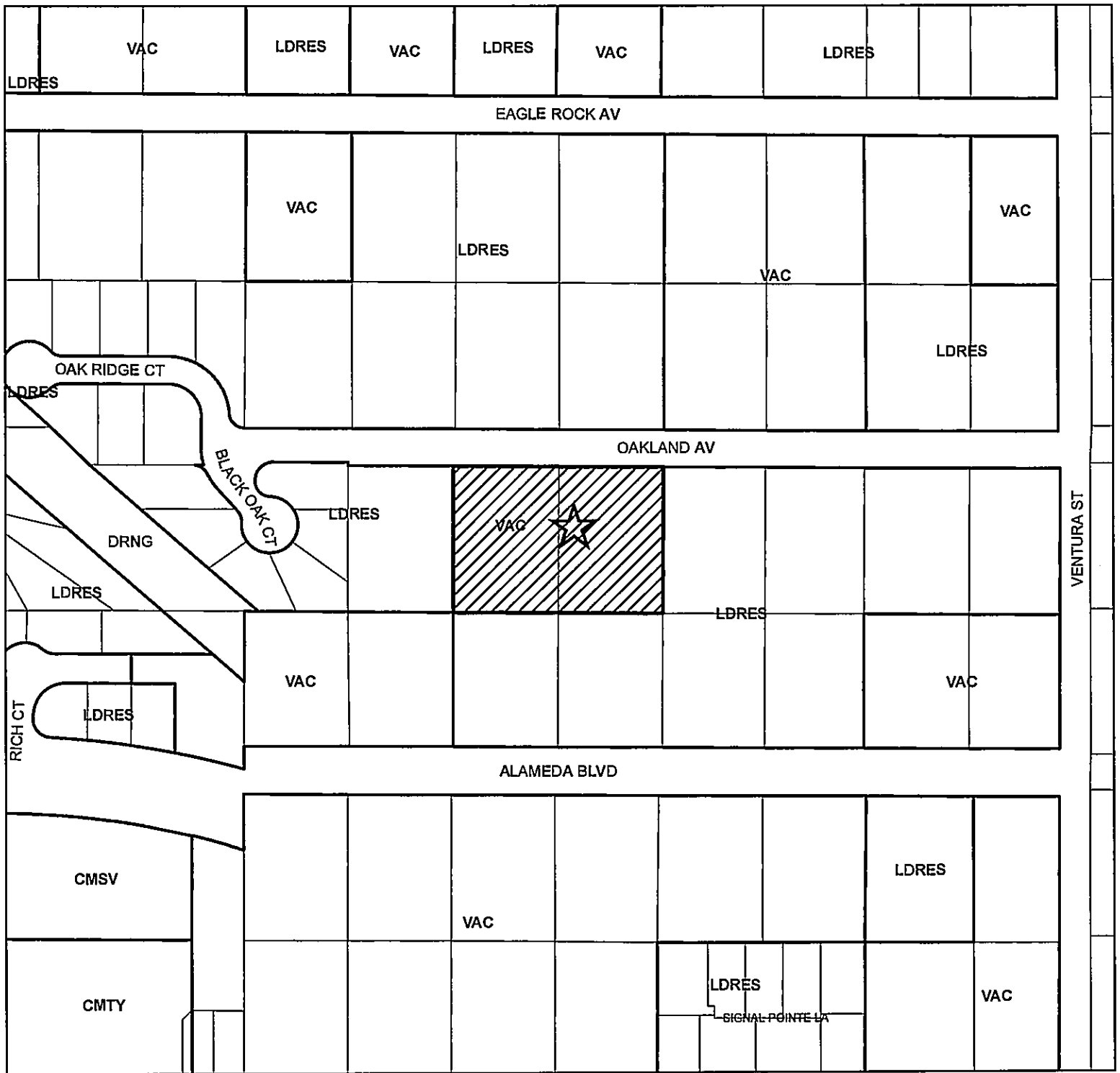
1 inch = 220 feet

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LAND USE MAP

Note: Gray shading indicates County.

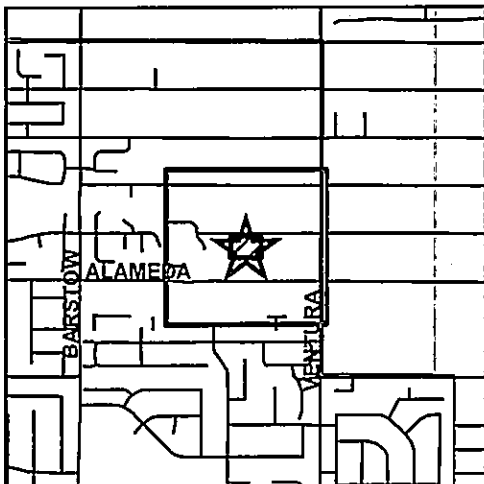
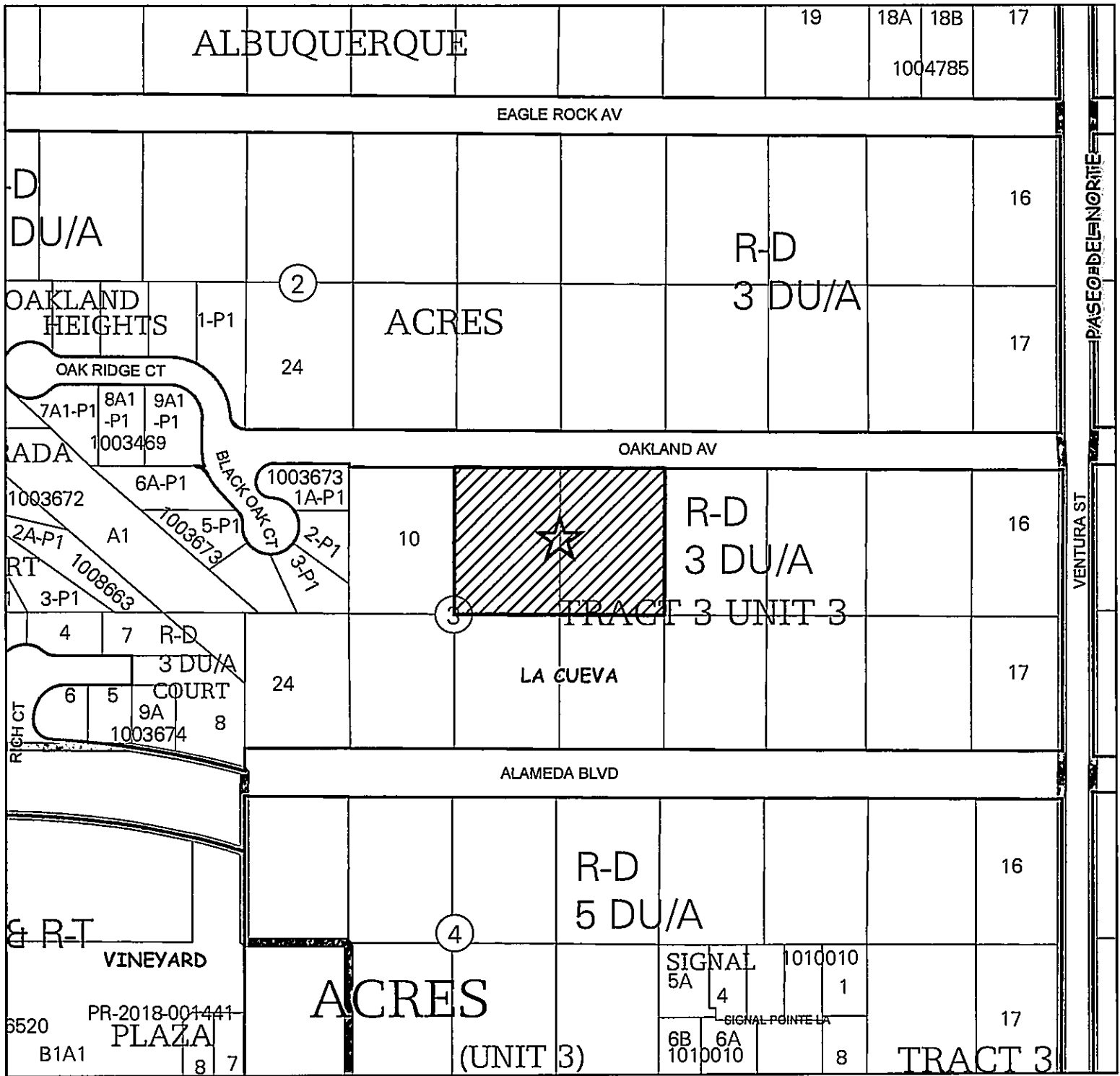
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|--------------------------------------|--------------------------------|
| Key to Land Use Abbreviations | APRT Airport |
| LDRES Low-density Residential | TRANS Transportation |
| MULT Multi-family | AGRI Agriculture |
| COMM Commercial Retail |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



1 inch = 220 feet

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OLD ZONING MAP

Note: Gray shading
Indicates County.



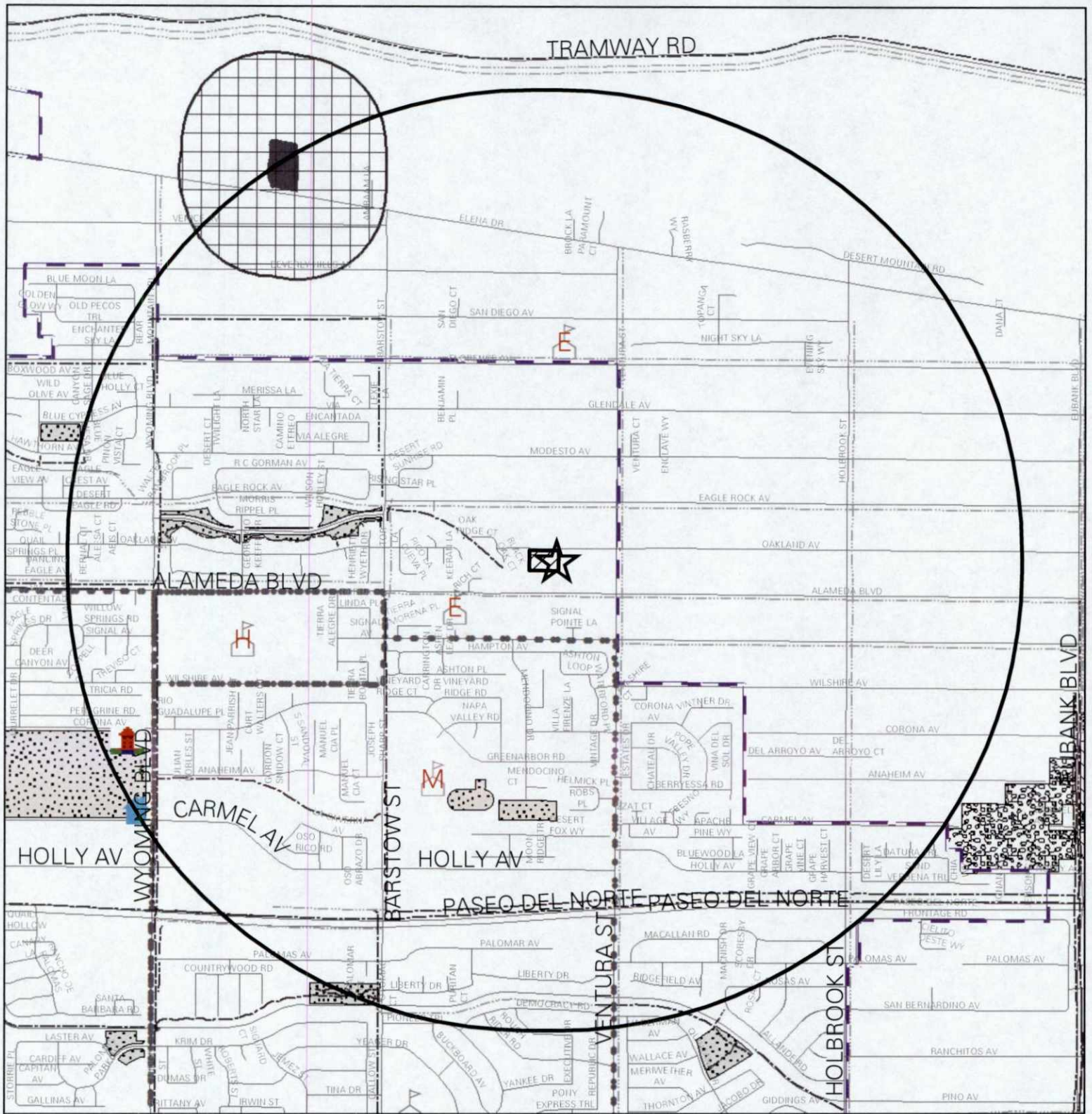
1 inch = 220 feet

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Public Facilities Map with One-Mile Buffer





















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

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I. Introduction

	<i>IDO Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	PD	Area of Consistency	Vacant
<i>North</i>	R-1D	Area of Consistency	Single Family Dwellings
<i>East</i>	R-1D	Area of Consistency	Single Family Dwellings
<i>South</i>	R-1D	Area of Consistency	Single Family Dwellings
<i>West</i>	R-1D	Area of Consistency	Single Family Dwellings

Proposal

The request is for a zoning map amendment (zone change) for an approximately 1.7728-acre site known as Lots 11 and 12, Block 3, North Albuquerque Acres, Unit 3, Tract 3. The subject site is located on the south side of Oakland Ave NE, between Ventura St NE and Black Oak NE. The site is currently vacant.

The subject site is zoned PD (Planned Development Zone District) the purpose of the zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other base zone districts. PD generally requires sites be between 2 and 20 acres, the current site is less than 2. The applicant is requesting a zone change to R-1D (Residential – Single-Family Zone District) in order to develop the properties with single-family dwellings. The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions

This request would allow the property owner to develop the property as desired and amend the zoning to match the surrounding zoning.

EPC Role

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

History/Background

The site was previously zoned R-D with 3 dwelling units allowed per acre. The site is located within the North Albuquerque Acres area north of Alameda Blvd NE with County land adjacent to Ventura to the east. Many of the lots surrounding the site are developed with single-family homes on lots measuring 0.80 ± acres. The area is comprised of many R-1D and PD lots. The applicant would have been eligible for the Phase II Zone Conversion process, but was not aware of the process until the timeline for submitting a request had passed. The PD zone district requires that sites be between 2 and 20 acres and have an approved EPC site plan to develop. The site does not currently meet the thresholds for PD. The proposed development by the applicant is for a single-family dwelling on each lot. In May of 2018, the ZEO sent a memo that allows previously RD properties that were converted to PD at the adoption of the IDO to be permitted to obtain a building permit for single-family dwellings when the development pattern for an area is platted and built out with low-density residential development. However, the memo also encourages applicants to participate in the Phase II Zoning Conversion process to convert to an R-1 zone district.

Context

The subject site is currently vacant and contains two lots. The site is located within an Area of Consistency as designated by the Comprehensive Plan, as amended. The lots to the north are zoned R-1D and are developed with single-family dwellings. There are four vacant lots to the northeast of the site that are zoned PD. Properties to the east are zoned R-1D and developed with single-family homes. Properties to the south and west are zoned R-1D with single-family dwellings and more vacant PD zoned lots to the southwest.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The LRRS designates Oakland Ave NE as a local road.

Comprehensive Plan Corridor Designation

The site is not located within any Comprehensive Plan Corridors.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

Pre-IDO Zoning

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was R-D.

Existing Post-IDO Zoning

Current Zoning for the project site is PD.

Proposed Zoning

The proposed zoning for the site is R-1D.

Character Protection Overlay

There are no applicable historic or character protection overlays on the site.

Definitions

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

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Note: Applicant's justification language is in italics.

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces. Revitalization and developments that do occur should be at a scale and density (or intensity) similar to immediately surrounding development in order to reinforce the existing character of established neighborhoods. The Goals and policies listed below are cited by the applicant in the zone change justification letter. Applicable goals and policies include:

Chapter 4: Community Identity

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

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

The R-1D request furthers Goal 4.1 and Policy 4.1.1 because the request will contribute to enhancing, protecting and preserving this community by allowing residential uses to continue and by building single-family residences on presently vacant land. The intent is to build one single-family dwelling on each lot, which will match the development pattern on abutting properties to the north, south, east and west, which are developed with homes on larger sized lots. The development intensity is permissive in the requested R-1D zone and will encourage quality development that is consistent with the distinct character of communities, by extending the same IDO standards regarding scale of development and character of building.

Staff: The requested R-1D zoning would allow development of single-family dwellings on extra large lots. The applicant would be required to obtain building permits, which would follow the design guidelines established in the IDO. North Albuquerque Acres is not necessarily considered a distinct community, but there is a distinct character and feel to how many lots are developed and R-1D would allow that pattern to continue. This request furthers Goal 4.1-Character and Policy 4.1.1- 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 request furthers Goal 4.1 and 4.1.2 because the change from PD to R-1D is consistent with adjacent and abutting R-1D zone, the proposed change defines the existing and desired character of the area. The R-1D zone will protect the identity and cohesiveness of the surrounding neighborhood, which is predominantly single-family residential by extending the same IDO standards regarding scale and development and character of building design to the larger sized parcels on adjacent properties zoned R-1D. The requested zone will maintain and reinforce the character of the neighborhood.

Staff: The subject site contains two lots that match the standard lot size of surrounding lots. The requested R-1D zoning would protect the identity and cohesiveness of the surrounding neighborhood. The current zoning, PD, is intended to support creative and unique properties that cannot be accomplished through typical base zones. This request furthers Policy 4.1.2 Identity and Design.

Chapter 5- Land Use

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

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

The request furthers Goal 5.3 and Policy 5.3.1 because it would facilitate infill development to an area already served by existing infrastructure and public facilities, which generally promotes the efficient use of land to support the public good. Because the site in question is in an area with existing infrastructure and does not meet existing minimum lot size requirements for its current zoning designation of PD, down zoning from PD to R-1D allows the site to be developed supporting additional infill development. Adjacent properties with the requested R-1D zone are currently developed because they achieve minimum lot sizes. This type of infill development would be supported with existing infrastructure and public facilities in a form and scale that is compatible with the immediate area.

Staff: This request would allow development patterns that could maximize the utility of existing infrastructure and public facilities. PD could allow for more intense development that could require additional infrastructure and public facilities. The properties abutting the subject site are already developed with single-family dwellings, and the development of the lots would work to support additional growth, while maintaining existing infrastructure. This request generally furthers Goal 5.3- Efficient Development and Policy 5.3.1- Infill Development.

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

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

The request furthers Goal 5.6 and Policy 5.6.3 because the subject site and the surrounding area is designated an Area of Consistency and is characterized by residential uses. The requested R-1D zoning is consistent with the zoning on adjacent properties to the north, south, east and west which will protect the character of the existing neighborhood. The requested zone on the 1.77± acre site would allow residential uses that are generally considered compatible with existing residential uses. Therefore, the request would contribute to protecting and enhancing the character of the

surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and not along a designated Corridor.

- *Sub-policy 5.6.3.b: Ensure the development reinforces the scale, intensity and setbacks of the immediately surrounding context. Response: The request is for the same zone as surrounding properties ensures that future development will be subject to the same standards for scale, intensity and setbacks.*
- *Sub-policy 5.6.3.d: In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses. Response: The requested residential zone will bring zoning of the site into alignment with existing land uses with adjacent properties and in the surrounding residential area.*

Staff: The subject site is located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. As the applicant states, the request will help reinforce the scale, intensity, and setbacks of the immediately surrounding context and will align existing land uses. This request furthers Goal 5.6- City Development Areas and Policy 5.6.3- Areas of Consistency.

Chapter 7-Urban Design

GOAL 7.3 -Sense of Place: Reinforce sense of place through context-sensitive design and development streetscapes.

POLICY 7.3.2 -Community Character: Encourage design strategies that recognize and embrace character differences that give communities their distinct identities and make them safe and attractive places.

The request furthers Goal 7.3 and Policy 7.3.2 because the requested R-1D zone is a low-density R-1 zone with larger lots in an area that currently consists of single-family residences on larger lots. The proposed zone will continue to recognize, embrace and maintain the distinct character of this community that exists in this portion of the city.

The request is for a zone change, which does not include building design or site planning. There is no way to evaluate future design at this stage, though the applicable IDO design standards (see 4.1.2-Identity and Design) would ensure higher quality design that would add to the existing community character. Therefore, the request partially furthers Goal 7.3- Sense of Place and Policy 7.3.2- Development Quality.

Chapter 9- Housing

GOAL 9.2- Sustainable Design: Promote housing design that is sustainable and compatible with the natural built environment.

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

The request furthers Goal 9.2 and Policy 9.2.1 because the requested R-1D zone enhances neighborhood character, maintains compatibility with surrounding land uses and responds to the development context by matching adjacent densities and site design with an appropriate guarantee of development standards.

Staff: As the applicant states, the R-1D zone requires individual lots to be developed with a single-family dwelling. The design standards in the IDO would require that the new development match existing densities, scale, and setbacks as the surrounding single-family homes. The current PD zoning allows for flexibility in use and design depending on what might get approved for a particular site. The request generally furthers Goal 9.2- Sustainable Design and Policy 9.2.1- Compatibility.

III. Zoning Map Amendment (Zone Change)

Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".

There are several criteria that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

Justification & Analysis

The zone change justification letter analyzed here, received on October 22, 2019, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned PD (Planned Development). The requested zoning is R-1D (Residential- Single-Family). The reason for the request is to allow for the development of two vacant lots with single-family dwellings (1 per lot). The applicant believes that the proposed zoning map amendment (zone change) meets the IDO's zone change

decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO.

Note: Applicant's Justification is in indented *italics*, Staff's Analysis indented regular text.

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

Consistency and the City's health, safety, and general welfare are reflected in the Policy analysis and demonstrate that the requested zone furthers applicable Comprehensive Plan Goals and Policies. The requested zone from PD to R-1D supports and reflects the intentions of the Comprehensive Plan. The R-1D is consistent and compatible with the adjacent and abutting properties and applies similar development patterns regarding uses, setbacks and density. Allowing single-family development reflects and supports the intent of Areas of Consistency. Removing the PD zone on the subject properties eliminates potential incompatible and unpredictable land uses from the existing character of the single-family residential neighborhood. The proposed zone change is not in conflict with applicable Goals and policies in the ABC Comp Plan, as amended, shown in the policy analysis.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The Goals and policies listed here as applicable are relevant to the request; note that relevancy does not automatically mean that the Goal or policy is furthered.

Applicable Citations: Goal 4.1-Character; Policy 4.1.1-Distinct Communities; Policy 4.1.2-Identity & Design; Goal 5.3-Efficient Development Patterns; Policy 5.3.1-Infill Development; Goal 5.6-City Development Areas; Policy 5.6.3-Areas of Consistency; Goal 7.3- Sense of Place; Policy 7.3.2-Community Character; Goal 9.2-Sustainable Design; Policy 9.2.1- Compatibility.

Non-applicable Citations: Policy 4.1.4-Neighborhoods; Goal 5.2- Complete Communities; Policy 5.2.1- Land Uses.

Relevant Goals and Policies Not Cited: Policy 9.1.1- Housing Options

Staff: The applicant has provided the required policy-based response and has adequately demonstrated that the request would further a preponderance of applicable Goals and policies and not be in significant conflict with them.

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

map amendment to the subject site from PD to R-1D. The current site does not meet the size thresholds for the PD zone and would allow for the Environmental Planning Commission to approve a site regulated development plan that could allow a number of uses as well as set specific design standards. The neighborhood that the subject site is located in follows a general pattern of extra-large lots developed with single-family dwellings. The applicant's justification is sufficient.

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

The proposed amendment is located in an Area of Consistency. The proposed zone change would not permit development that is significantly different from the character of the area and would be more advantageous to the community patterns of land use, development density and intensity as articulated in the ABC Comp Plan as amended. The proposed zone will be consistent with surrounding lots. The development of the site will protect the character and security of the neighborhood. The requested R-1D zone will implement a consistent and predictable development density and intensity on properties similar in size which in turn will strengthen the established character of the area.

Staff: The applicant's justification is sufficient. The subject site is located wholly in an Area of Consistency. A zone change from PD to R-1D would permit development that would reinforce and strengthen the established character of the surrounding parcels. The applicant has sufficiently shown that the current zoning of PD is inappropriate because R-1D is more advantageous to the community as articulated by the ABC Comp Plan, as amended. The adjacent R-1D lots have been developed with Single-family dwellings and the request will allow similar development to occur on the currently vacant site (2 parcels).

- C) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

This criterion is non-applicable in that the proposed amendment is located wholly in an Area of Consistency as shown in the ABC Comp Plan, as amended.

Staff: The subject site is not located within an Area of Change; the applicant's justification of Criterion C is sufficient.

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

The requested R-1D zone includes fewer permissive uses than the existing PD zone, which could be potentially more harmful to adjacent properties. The proposed R-1D zone exists on adjacent and abutting properties, which would not be harmful to these properties, the neighborhood or community in that it supports identical permissive uses and development standards. None of the allowed uses within the requested zone will have a harmful effect, because the R-1D is identical to those that exist on adjacent properties. The requested R-1D zone will be developed in accordance with dimensional standards with IDO Table 5-1-1.

Permissive uses in the R-1D include single-family dwellings, community residential facility, community center or library, parks and open space, religious institution, community garden, residential community amenity, solar energy generation, utility electric and utility other major. Aside from single-family dwelling, all other permissive uses would likely be attracted to properties much larger than the subject properties as dimensional standards are applied.

Any uses, use-specific standards, and development standards for the existing PD zone district would remain unknown until an applicant submits a site-specific proposal to the City with all those details for review and decision by the EPC.

The requested R-1D zone would adequately mitigate any potential harmful impacts to adjacent property, the neighborhood or community through this downzone request. The zone change will also remove possible harmful uses adjacent to existing single family uses.

Staff: The applicant's justification is sufficient. The change in potential permissive uses from PD to R-1D create a predictable development pattern and decrease the bucket of potential uses. The PD zone would require EPC site plan approval, which would provide an opportunity for the EPC to require protections to abutting property owners if any of those uses could be harmful, but developing a property with a single-family dwelling is not the intention of the PD zone district as stated earlier in this report. The dimensional standards in the IDO will require that development of a single-family dwelling will match the surrounding neighborhood context in density, scale, and setback.

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

The site falls within an area to have adequate capacity to serve the development made possible by the zone change meeting the requirements of sub-Criterion 1. The requested R-1D zone, which will reflect single-family residential uses will be maintain and support the character of the immediate area which falls within an existing developed neighborhood. The established areas has sufficient infrastructure to support single-family residential uses on each existing parcel.

Staff: The applicant's justification is sufficient and shows that the City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the area is already in progress for developing a low-density residential neighborhood. R-1D would allow for a continuation of that type of development. The other uses allowed in R-1D would either require service upgrades at the time of building permit or fall into the same category of low-density residential development.

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

The subject site is located along a Local Road and is not a major street, and is not being used as justification for the zone change request. Justification is based on furthering a preponderance of applicable Comprehensive Plan Policies as demonstrated in response to Criterion A.

Staff: The applicant's justification is sufficient.

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

The application is not based on economic considerations rather the interest lies in developing the property with single-family residential development and removing the development standards and requirements of the existing PD zone.

The zone change request is based on the intention to build single-family residences on each lot which were allowed as permissive prior to the adoption of the IDO. As a result, the proposed zone change is necessary to enable the properties to be developed. The current PD zone prevents development due to lot size compliance requirements. The cost of the land is not the primary determining factor in pursuit of the appropriate zoning.

Staff: The applicant has sufficiently justified this criterion. Although the applicant states that the property could not be developed without a zone change from PD to R-1D because of site dimensional requirements, the property could currently be developed for single-family residential while maintaining the current zoning. A memo (see attached) from the ZEO dated May 29, 2018 states that PD properties in platted residential areas could be developed with single-family residences, but that applicants are strongly recommended to apply for a free zoning conversion through the Phase II Zoning Conversion process. However, the applicant missed the time frame for the Phase II process and has chosen to request a Zoning Map Amendment from the EPC in order to develop the site and obtain the low-density residential protections afforded to R-1D properties. The request is not based primarily on economic considerations.

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

2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

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

Staff: The applicant has sufficiently justified this criterion. The request would not result in a spot zone because it would not apply a different zone to one small area or one premises. The properties located to the north, south, east and west are R-1D and are development with low-density residential, which is the intended future development for the parcels by the applicant.

IV. Neighborhood Concerns

Neighborhood/Public

The applicant notified property owners within 100 feet as required by the IDO for an EPC application. The applicant also notified the affected neighborhood associations, District 4 Coalition and the Nor Este Neighborhood Association.

The affected neighborhood associations were offered a Neighborhood Meeting September 12th, 2019. The Neighborhood Association representatives declined to hold a meeting. Nor Este NA suggested that the applicant could have participated in the free zoning conversion process, but that going through the EPC might be quicker. The District 4 Coalition offered support of the request (see attached).

As of this writing, staff has received no comment from the public in support or opposition for this request.

V. Conclusion

The request is for a zoning map amendment (zone change) for an approximately 1.7728-acre site located on the south side of Oakland Ave NE, between Ventura St NE and Black Oak Ct legally described as Lots 11 & 12, Block 3, North Albuquerque Acres, Tract

3, Unit 3. The subject site is zoned PD. The applicant is requesting R-1D (Residential - Single-family Zone District) in order develop the parcels with single-family dwellings.

The zoning map amendment has been adequately justified pursuant to the IDO Review and Decision criteria in 6-7(F)(3). The request furthers a preponderance of Comprehensive Plan Goals and policies, the current zone of PD is not appropriate, does not meet size thresholds and does not meet the development pattern for this neighborhood located in an Area of Consistency.

The affected neighborhood organizations are the District 4 Coalition and the Nor Este Neighborhood Association, who were notified as required. Property owners within 100 feet of the subject site were also notified as required. No pre-application neighborhood meetings were held, although one was offered as required and District 4 offered it's support of the request.

Staff recommends approval.

Findings, Zoning Map Amendment (Zone Change)

Project #: 2019-002916, RZ: 2019-00062

1. This is a request for a Zoning Map Amendment (Zone Change) for a site located on the south side of Oakland Ave NE, between Black Oak Ct and Ventura St NE legally described as Lots 11 & 12, Block 3, North Albuquerque Acres, Tract 3, Unit 3.
2. The Environmental Planning Commission (EPC) is hearing this case as a recommending body. Pursuant to Section 6-7(F)(1) of the Integrated Development Ordinance because the subject site is less than 10 gross acres and is located wholly or partially in an Area of Consistency as shown in the ABC Comprehensive Plan, as amended.
3. The subject site is zoned PD (Planned Development); the intention of the PD zone district is to allow for innovative projects that cannot be accommodated through the use of other base zone districts through approval of a Site Plan- EPC. The applicant is requesting a zone change to R-1D (Residential – Single-Family) in order to develop the site, which is currently vacant, with single- family dwellings. The purpose of the R-1D zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions.
4. The subject site is not located within a Center or Corridor as designated in the Comprehensive Plan nor is it located within a Protection Overlay Zone.
5. There is existing R-1D zoning to the north, south, east and west of the site. All properties abutting the subject site are developed with single-family dwellings.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:
 - (a) GOAL 4.1- Character: Enhance, protect, and preserve distinct communities.

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

The requested R-1D zoning would allow development of single-family dwellings on extra-large lots. The applicant would be required to obtain building permits, which would follow the design guidelines established in the IDO. North Albuquerque Acres is not necessarily considered a distinct community, but there is a distinct character and feel to how many lots are developed and R-1D would allow that pattern to continue.
 - (b) POLICY 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The subject site contains two lots that match the standard lot size of surrounding lots. The requested R-1D zoning would protect the identity and cohesiveness of the surrounding neighborhood. The current PD zoning is intended to support creative and unique properties that cannot be accomplished through typical base zones.

8. The request furthers the following, applicable Comprehensive Plan Goals and policies in regards to Land Use:

- (a) GOAL 5.3: Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land.

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

This request would allow development patterns that could maximize the utility of existing infrastructure and public facilities. The properties abutting the subject site are already developed with single-family dwellings, and the development of the lots would work to support additional growth, while maintaining existing infrastructure.

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

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

5.6.3.b: Ensure the development reinforces the scale, intensity and setbacks of the immediately surrounding context.

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

The subject site is located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. The request will help reinforce the scale, intensity, and setbacks of the immediately surrounding context and will align existing land uses.

9. The request partially furthers the following, applicable Comprehensive Plan Goals and policies in regards to Urban Design:

GOAL 7.3: Sense of Place: Reinforce sense of place through context-sensitive design and development streetscapes.

POLICY 7.3.2: Community Character: Encourage design strategies that recognize and embrace character differences that give communities their distinct identities and make them safe and attractive places.

The request is for a zone change, which does not include building design or site planning. There is no way to evaluate future design at this stage, though the applicable IDO design standards (see 4.1.2 Identity and Design) would ensure higher quality design that would add to the existing community character.

10. The request furthers the following, applicable Comprehensive Plan Goals and policies in regards to Housing:

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

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

The R-1D zone requires individual lots to be developed with a single-family dwelling. The design standards in the IDO would require that the new development match existing densities, scale, and setbacks of the surrounding single-family homes. The current PD zoning allows for flexibility in use and design depending on what might get approved for a particular site. PD zoning is not compatible within the context of the neighborhood.

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

- A. **Criterion A:** Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has not adequately demonstrated, in his policy-based response, that the request would be consistent with the City's health, safety, morals and general welfare.

The applicant has provided the required policy-based response and has adequately demonstrated that the request would further a preponderance of applicable Goals and policies and not be in significant conflict with them. The subject site is located within an Area of Consistency and is zoned PD surrounded by R-1D zoned properties that have been developed with single-family residences. Applicable Goals and policies cited above would generally be furthered by a zoning map amendment to the subject site from PD to R-1D. The current site does not meet the size thresholds for the PD

zone and would allow for the Environmental Planning Commission to approve a site regulated development plan that could allow a number of uses as well as set specific design standards. The neighborhood that the subject site is located in follows a general pattern of extra-large lots developed with single-family dwellings.

- B. Criterion B: The subject site is located wholly in an Area of Consistency. A zone change from PD to R-1D would permit development that would reinforce and strengthen the established character of the surrounding parcels. The applicant has sufficiently shown that the current zoning of PD is inappropriate because R-1D is more advantageous to the community as articulated by the ABC Comp Plan, as amended. The adjacent R-1D lots have been developed with Single-family dwellings and the request will allow similar development to occur on the currently vacant site (2 parcels).
- C. Criterion C: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.
- D. Criterion D: The change in potential permissive uses from PD to R-1D create a predictable development pattern and decrease the bucket of potential uses. The PD zone would require EPC site plan approval, which would provide an opportunity for the EPC to require protections to abutting property owners if any of those uses could be harmful, but developing a property with a single-family dwelling is not the intention of the PD zone district. The dimensional standards in the IDO will require that development of a single-family dwelling match the surrounding neighborhood context in density, scale, and setback. R-1D would provide additional protections, by considering the lot to be a “protected lot”, per the IDO, if more intense development were to occur nearby at any point in the future. The PD zone district does not offer those same protections.
- E. Criterion E: The City’s existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the site is located within a single-family residential neighborhood. Any additional requirements would be fulfilled during the building permit process.
- F. Criterion F: The subject site is located along a Local Road and is not a major street, and is not being used as justification for the zone change request. Justification is based on furthering a preponderance of applicable Comprehensive Plan Policies as demonstrated in response to Criterion A.
- G. Criterion G: Although the applicant states that the property could not be developed without a zone change from PD to R-1D because of site dimensional requirements, the property could currently be developed for single-family residential while maintaining the current zoning. A memo (see attached) from the ZEO dated May 29, 2018 states that PD properties in platted residential areas could be developed with single-family

residences, but that applicants are strongly recommended to apply for a zoning conversion through the Phase II Zoning Conversion process. However, the applicant missed the time frame for the Phase II process and has chosen to request a Zoning Map Amendment from the EPC in order to develop the site and obtain the low-density residential protections afforded to R-1D properties. The request is not based primarily on economic considerations or the cost of land.

H. Criterion H: The request would not result in a spot zone because it would not apply a different zone to one small area or one premises. The properties located to the north, south, east and west are R-1D and are development with low-density residential, which is the intended future development for the parcels by the applicant.

13. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
14. The affected neighborhood organizations are the Nor Este Neighborhood Association and the District 4 Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

Recommendation – RZ-2019-00062, November 14, 2019

APPROVAL of Project #: 2019-002916, RZ-2019-00056, a request for Zoning Map Amendment from PD to R-1D for Lots 11 and 12, Block 3, North Albuquerque Acres, Tract 3, Unit 3 an approximately 1.7728-acre site based on the preceding Findings.

***Whitney Phelan
Staff Planner***

Notice of Decision cc list:

(List to be compiled after final decision)

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

PR-2019-002916/RZ-2019-00062

Address: South of Oakland Avenue between Black Oak Ct. and Ventura St.

IDO Zoning: PD

Request: Zone Map Amendment – EPC

Requested IDO Zoning: R-1D

Area of Change or Consistency: Area of Consistency

The request is for a zone change on two undeveloped, abutting parcels in the North Albuquerque Acres area from PD to R-1D. As suggested by the requestor, the zone change would align with the predominantly single-family residential uses in the area, which is largely zoned R-1D. The zone request also aligns with current Comp Plan policies by remaining consistent with the identity of the surrounding area, preserving the health and safety of the community, and encouraging infill development. The applicant intends to develop the site with single-family residential uses, which is an appropriate use given the surrounding context. There is currently no sidewalk infrastructure along the subject site or on the abutting properties on Oakland Ave.

The assessment of the zoning done by the applicant suggests that the zoning of PD may have been a clerical error made during the IDO conversion process. The Zoning Conversion Rules adopted by City Council maintained a site plan-controlled zone for undeveloped R-D land to reflect the land use entitlements that were allowed in the R-D zone prior to the IDO, even for property that is under 2 acres in size. The PD zoning allows flexibility for development should there be a need for uses other than strictly residential in the area. However, the PD zone does not provide many of the protections in the IDO associated with the R-1 zone, such as Neighborhood Edges and Edge Buffer Landscaping.

This request would establish zoning consistent with surrounding properties in this residential neighborhood. The R-1D zone would allow up to 7 dwellings to be developed at this site, while the PD zone would only allow 1 dwelling per parcel. The contextual standards in IDO Subsection 5-1(C)(2)(b) would limit the subdivision of these properties to be no less than 75% smaller than the surrounding properties and would limit consolidation of these lots to no larger than 125% larger than the surrounding properties.

Hydrology

Project #2019-002916 (1006687)

RZ-2019-00062 – Zone Map Amendment (Zone Change)

No objections.

Transportation Development Services

No Comment

Solid Waste

#2019-002916 (Zone Change) Must provide adequate curb space to accommodate 6 trash/ 6 recycle carts for the new/proposed 6 single family dwellings.

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

Project #2019-002916

RZ-2019-002916 – Zone Map Amendment (Zone Change)

Transportation Section:

The Department of Municipal Division requests fee simple dedication of the existing 30' prescriptive right of way on Oakland Avenue fronting the subject property as a condition of final plat approval.

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. RZ-2019-00049 – Zone Map Amendment (Zone Change)
 - Identification: UPC – 102006417341020322, 102006419041020321
 - a. No adverse comment to the zone change
 - b. Once service is desired request an availability statement at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a zone map showing the site location.

ALBUQUERQUE PUBLIC SCHOOLS

1. **Project #2019-002619 (1006687)**
 - a. EPC Description:
 - i. RZ-2019-00062 – Zone Map Amendment (Zone Change).
 - b. Site Information: North Albuquerque Acres: Tract 3, Block 3, Lots 11 & 12, Unit 3.
 - c. Site Location: Oakland Avenue between Black Oak Court and Ventura Street.
 - d. Request Description: This is an application for a zone change from PD (Planned Development) to R-1D (Single Family Residential), for the development of six lots.
 - e. **APS Case Comments: Potential residential development at this location will have impacts to North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. At present, North Star Elementary School is operating over-capacity and the development will be a strain.**
 - i. Residential Units: 6**
 - ii. Est. Elementary School Students: 2**
 - iii. Est. Middle School Students: 1**
 - iv. Est. High School Students: 1**
 - v. Est. Total # of Students from Project: 4**

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

School	2019-2020 40 th Day Enrollment	Facility Capacity	Space Available
North Star Elementary School	645	593	-52
Desert Ridge Middle School	996	1050	54
La Cueva High School	1804	1902	98

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

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

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

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

Project# 2019-002916

(1006687)

Lots 11 and 12, Block 3, Tract 3, Unit 3, North

Albuquerque Acres:

(C-20)

RZ-2019-00062 – Zone Map

Amendment (Zone Change) • No objections.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

Project #2019-002916

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #2019-002916 (RZ-2019-00062) – Zone map amendment – zone change (from PD to R-1D located at Oakland Ave NE between Black Oak Ct. NE and Ventura St NE)

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

2. The developer will need to contact PNM New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.

NMDOT

Project Number: 2019-002916

Case Description: Zone Map Amendment

Location: Black Oak Ct and Oakland Ave

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): NA

Department Comments:

NMDOT does not have any comments at this time.



Property from northern property line looking south.



Property from northern property line looking north across Oakland Ave NE.



Property along northern property line looking east down Oakland Ave NE.

ZONING

Please refer to the Integrated Development Ordinance (IDO)
for specifics regarding the PD and R-1D zones

APPLICATION INFORMATION



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

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

APPLICATION INFORMATION

Applicant: <u>SHAIKH RIZWANA QURAISHI / MOHAMMED MONA QURAISHI</u>		Phone:
Address: <u>3012 CENTRAL AV SE</u>		Email:
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87106</u>
Professional/Agent (if any): <u>ARCH+PLAN LAND USE CONSULTANTS</u>		Phone: <u>505.980.8365</u>
Address: <u>P.O. BOX 25911</u>		Email: <u>arch.plan@comcast.net</u>
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87125</u>
Proprietary Interest in Site: <u>OWNERS</u>	List all owners:	

BRIEF DESCRIPTION OF REQUEST

AMENDMENT TO ZONING MAP FROM PD TO R-1D

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

Lot or Tract No.: <u>11412</u>	Block: <u>3</u>	Unit: <u>3</u>
Subdivision/Addition: <u>NORTH ALBUQUERQUE ACRES TRACT 3</u>	MRCGD Map No.:	UPC Code: <u>1-020-064-173-410-203-22</u> <u>1-020-064-170-410-203-21</u>
Zone Atlas Page(s): <u>C-20</u>	Existing Zoning: <u>PD</u>	Proposed Zoning: <u>R-1D</u>
# of Existing Lots: <u>2</u>	# of Proposed Lots:	Total Area of Site (acres): <u>1.772B±</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: OAKLAND AVE. Between: BLACK OAK CT. and: VENTURA ST.

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

1006687

Signature: <u>Derrick Archuleta</u>	Date: <u>9.25.19</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
<u>R2-2019-00062</u>	<u>ZMA</u>	<u>\$530.00</u>			
Meeting/Hearing Date: <u>November 14, 2019</u>			Fee Total: <u>\$530.00</u>		
Staff Signature: <u>[Signature]</u>			Date: <u>9-26-19</u> Project # <u>PR-2019-002916</u>		

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

Interpreter Needed for Hearing? ___ if yes, indicate language: _____

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

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

* → Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)

Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

___ Plan, or part of plan, to be amended with changes noted and marked

___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable

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

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

___ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked

___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)

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

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT - EPC

ZONING MAP AMENDMENT - COUNCIL

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

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable

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

Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

→ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

___ Sign Posting Agreement


ANNEXATION OF LAND

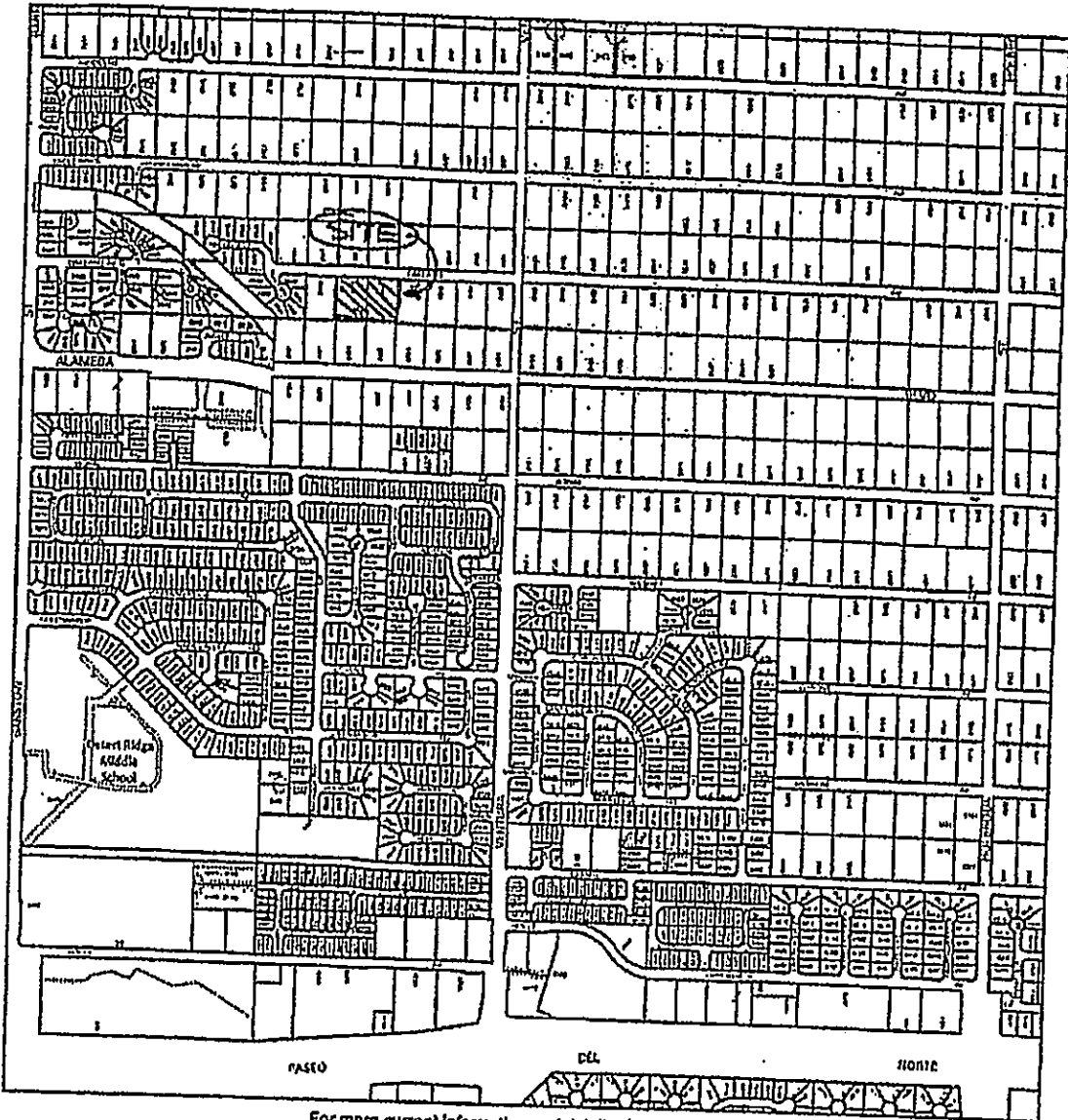
___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*

___ Petition for Annexation Form and necessary attachments

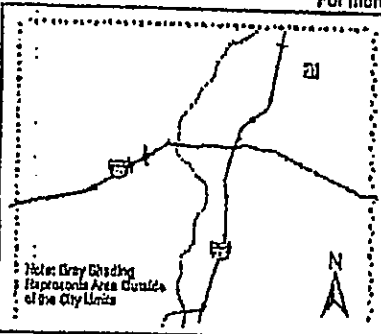
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)

___ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <i>Derrick Archuleta</i>	Date: 7.25.19
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: PR-2019-002916	Case Numbers: RZ-2019-00062
Staff Signature: <i>[Signature]</i>	
Date: 9-26-19	



For more current information and details visit: www.cabq.gov/gis



Note: Grey Shading Represents Area Outside of the City Limits

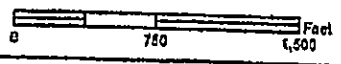
Address Map Page:

C-20-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: QUBAISHI DATE OF REQUEST: 9/16/19 ZONE ATLAS PAGE(S): C-20

CURRENT:
ZONING PD
PARCEL SIZE (AC/SQ. FT.) 1.7728±

LEGAL DESCRIPTION:
LOT OR TRACT # 11-12 BLOCK # 3
SUBDIVISION NAME NORTH ABQ ACRES
TRACT 3

REQUESTED CITY ACTION(S):
ANNEXATION []
ZONE CHANGE : From PD To R-10
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []
*includes platting actions

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:
OF UNITS: _____
BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE *Dirich Archuleta* DATE 9.25.19
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

09-26-19
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

8650 Alameda NE.
Albuquerque,
New Mexico 87113

June 24, 2019


Mr. Dan Serrano
Chairman - Environmental Planning Commission
600 2nd Street, NW
Albuquerque, NM 87106

Dear Commissioner Serrano:

Re: Request for zone change from PD to R1-D for the property located on Oakland Avenue –
West of Ventura NE - Lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

I, S.M. Quralshi, hereby authorize Mr Derrick Archuleta of Arch + Plan to act as my agent to present the request for zone change from PD to R1-D for the above reference property located in the North Albuquerque Acres.

Should you have any questions, please call me or Mr. Shakeel Rizvi at 505-315-6563


for: S.M. Quraishi.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

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

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

PAN: <u>19-209</u>	Received By: <u>J. Delgado</u> <small>Official Use only</small>	Date: <u>7-3-19</u>
APPOINTMENT DATE & TIME: <u>July 9, 2019 @ 2pm</u>		

Applicant Name: Shakeel Rizvi Phone#: 505-315-6563 Email: shaky1424@yahoo.com

PROJECT INFORMATION:

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

Size of Site: 1.8 Ac. Existing Zoning: PD Proposed Zoning: R-1D (R1-D)

Previous case number(s) for this site: Not Known

Applicable Overlays or Mapped Areas: North Albuquerque Acres

Residential - Type and No. of Units: Vacant Residential Lots: Proposed 6 Lots

Commercial - Estimated building square footage: --- No. of Employees: ---

Mixed-use - Project specifics: ---

LOCATION OF REQUEST:
Physical Address: Lots 11 & 12, Block 3, Tract 3, unit 3 Oakland & Ventura. NE
Zone Atlas Page (Please identify subject site on the map and attach) C-20

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)
Planning to develop Lots 11 & 12 into 6 residential Lots under R-1D zoning.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)
The applicant would like to present this case to the EPC to change the PD zoning to R1D in order to develop the property. As part of the EPC submittal requirement, it has to be reviewed by PRT for comments & recommendations.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-208 Date: 07-09-2019 Time: 2pm
Address: Lots 11 & 12, Block 3, Tract 3, Unit 3, Oakland, U. California NE
AGENCY REPRESENTATIVES AT MEETING:
Planning: ~~Jeffrey...~~ Russell Brito
Code Enforcement: Jacobo Martinez, Carl Garcia
Fire Marshall: _____
Transportation: _____
Other: _____

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.**
*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: _____

SITE INFORMATION:
Zone: PD Size: ~1.8 acres
Use: Vacant Overlay Zone: n/a
Comp Plan Area Of: Consistency Comp Plan Corridor: n/a
Comp Plan Center: n/a MPO\$ or Sensitive Lands: n/a
Parking: _____ MR Area: n/a
Landscaping: _____ Street Trees: _____
Use Specific Standards: _____
Dimensional Standards: _____

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

PROCESS:
Type of Action: Zoning Map Amendment
Review and Approval Body: EPC Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-208 Date: 09 July 2019 Time: 2:00 pm

Address:

- NOTES:
- 6-7(F) Zoning Map Amendment - process and criteria
 - R-1D is the prevalent zone district in the area
 - Application deadline for EPC submittals is the last Thursday of each month at Noon.

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

July 25, 2019

Mr. Dan Serrano, Chair
Environmental Planning Commission
c/o City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

RE: ZONE MAP AMENDMENT FROM PD TO R-1D, ZONE ATLAS PAGE C-20-Z

Mr. Serrano and members of the Environmental Planning Commission:

ARCH+PLAN Land Use Consultants, agent for Shaikh and Rizwana Quraishi and Mohammed and Mona Quraishi, respectfully request your review and approval of a Zone Map Amendment, allowing a change of zoning from PD (Planned Development) to R-1D (Single Family Residential-Extra Large Lot) for the property described as Lots 11 and 12, Block 3, North Albuquerque Acres Tract 3, Unit 3, consisting of 1.7728± acres located on Oakland Avenue.

The property is located on the south side of Oakland Avenue, between Black Oak Court and Ventura Street. The surrounding area is comprised of single family residential uses.

The requested zone is an effort to develop the vacant property with single-family residential uses. The interest is to reflect development and zoning that is surrounding and abutting the subject properties. The R-1D zone will establish consistency in character and permissive uses of the immediate area. The existing PD zone poses challenges for the applicant in terms of development standards.

Response to 6-7(F)(3) – Review and Decision Criteria

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

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

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

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

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

- Response: The R-1D requested zone will encourage quality development that is consistent with the distinct character of communities which is to allow the applicants to develop single family dwellings on the properties. The intent is to match and reflect existing development patterns of the immediate area which is characterized with homes on close to one acre lots.

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

- Response: The zone change will protect the identity and cohesiveness of the neighborhood in that the proposed zone will provide appropriate character of building design and density. The site will provide an opportunity for a cohesive addition to the neighborhood with a zoning designation that currently exists on adjoining lots. The requested zone will maintain and reinforce the character of the neighborhood.

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

- Response: The requested zone which is consistent with the R-1 zone and land uses that exist on adjacent properties which will enhance, protect and preserve the neighborhood. The key to the long term-health and vitality of neighborhoods to reflect the context of the immediate area with compatible land uses in the appropriate locations. The character of the neighborhood will be maintained and reinforced.

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

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

- Response: The requested zone change extends the R-1D zone to the subject sites and will enable development of land uses that support this Policy by encouraging infill development which will support and reflect the long-established residential development in the area. The lots are currently vacant and the zone change will allow complimentary residential uses that will be compatible in form and scale to the immediate area. Because the requested zone exists on adjacent properties it supports and assures the creation and maintenance of a healthy and sustainable community.

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

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

- Response: The property is currently vacant and remains undeveloped because the existing zone does not meet the objections of the applicant to develop single family residential development. Adjacent properties with the requested R-1D zone are currently developed because they achieve the minimum lot sizes. This type of infill development would be supported with existing infrastructure and public facilities in a form and scale that is compatible with immediate area.

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

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

- Response: The requested zone furthers this Policy because it is consistent with the zoning of adjacent properties to surrounding properties in addition to protecting the character of the existing neighborhood. The area is predominantly single-family residential uses, a request will support an appropriate zone with existing land uses. The proposed zone will contribute to the protection and enhancing the character of surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and not along a designated Corridor.
 - o Sub-policy 5.6.3.b: Ensure that development reinforces the scale, intensity and setbacks of the immediately surrounding context.
Response: The request for the same zone as adjacent properties ensures that future development will be subject to the same standards for scale, intensity and setbacks.
 - o Sub-policy 5.6.3.d: In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.
Response: The requested residential zone will bring the zoning of the site into alignment with existing land uses with adjacent properties and in the surrounding residential area.

Urban Design Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.2: Community Character: Encourage design strategies that recognize and embrace character differences that give communities their distinct identities and make them safe and attractive places.

- **Response:** The requested zone is a low density R-1 zone with larger lots in an area that currently consists of the requested zone of larger lots. The proposed zone will continue to recognize, embrace and maintain the distinct character of this community that exists in this portion of the City.

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

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

Response: The requested zone enhances neighborhood character, maintains compatibility with surrounding land uses and responds to the development context by matching adjacent densities and site design with an appropriate guaranteeing development standards by matching adjacent densities and site design.

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

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

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

Response: The subject properties are located in the Area of Consistency. The proposed zone change would not permit development that is significantly different from the character of the

area and would be more advantageous to the community in terms of implementing consistent and predictable development density and intensity on properties similar in size which in turn will strengthen the established character of the surrounding area.

The existing PD zone is inappropriate at this location and it appears there may have been a clerical error during the IDO conversion process of assigning the current zone to the property. Each subject property is approximately 0.88± acres, the threshold for development in the existing zone is two acres.

The requested R-1D zone is more advantageous to the community as articulated by the ABC Comp Plan as amended because the proposed zone is consistent with adjacent and abutting zoning and land uses, including development density and intensity and connectivity as reflected in the policy analysis in the response to Criterion A. The existing zone potentially allows for incompatible uses with potential development that is significantly different from existing character or could simply remain undeveloped as a result of development standards of the PD.

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

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

Response: This criterion is non-applicable because the proposed amendment is located wholly in an Area of Consistency as shown in the ABC Comp Plan.

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

Response: The requested zone includes fewer permissive uses than the existing zone, which could be potentially harmful to adjacent properties. The proposed R-1D zone exists on adjacent and abutting properties which would not be harmful to these properties, the neighborhood or community because it supports identical permissive uses and development standards. None of the used allowed within the requested zone will have a harmful effect, because the requested zone is identical to those that exist on adjacent properties.

6-7(F)(3)(e): The City's infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

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

Response: The site falls within an area to have adequate capacity to serve the development made possible by the zone change meeting the requirements of sub-criterion 1. The requested R-1D zone, which will likely reflect single-family residential uses will be in character with the immediate area which falls within in an existing developed area. The established urban area has sufficient infrastructure to support uses on each existing parcel.

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

Response: The subject site is located along a Local Road and not a major street, and is not being used as justification for the zone change request. Justification is based on furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in response to Criterion A.

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

Response: The subject application is not based on economic considerations rather the interest lies in developing the property with single-family residential development and removing the development standards and requirements of the existing zone. The cost of the land is not the primary determining factor in pursuit of the appropriate zoning.

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

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

Response: The proposed zoning will be consistent with surrounding zone districts and will not result in the creation of a "spot zone" or "strip zone". The existing zone is surrounded by the requested zone. The policy analysis demonstrates the request would clearly facilitate implementation of the Comprehensive Plan.

CONCLUSION

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

We respectfully request that the Environmental Planning Commission approve this request for a Zone Map Amendment.

Thank you for your consideration.

Sincerely,


Derrick Archuleta, MCRP
Principal

ARCH+PLAN

LAND USE CONSULTANTS

ALBUQUERQUE NM

July 25, 2019

Mr. Dan Serrano, Chair
Environmental Planning Commission
c/o City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

RE: ZONE MAP AMENDMENT FROM PD TO R-1D, ZONE ATLAS PAGE C-20-Z

Mr. Serrano and members of the Environmental Planning Commission:

ARCH+PLAN Land Use Consultants, agent for Shaikh and Rizwana Quraishi and Mohammed and Mona Quraishi, respectfully request your review and approval of a Zone Map Amendment, allowing a change of zoning from PD (Planned Development) to R-1D (Single Family Residential-Extra Large Lot) for the property described as Lots 11 and 12, Block 3, North Albuquerque Acres Tract 3, Unit 3, consisting of 1.7728± acres located on Oakland Avenue.

The property is located on the south side of Oakland Avenue, between Black Oak Court and Ventura Street. The surrounding area is comprised of single family residential uses.

The requested zone is an effort to develop the vacant property with single-family residential uses. The interest is to reflect development and zoning that is surrounding and abutting the subject properties. The R-1D zone will maintain consistency in character and permissive uses of the immediate area.

The existing PD zone poses challenges for the applicant in terms of development standards. The current zone is intended to provide "small and medium scale innovated projects that cannot be accommodated through the use of other base zone districts... in order to provide significant public, civic or natural resource benefits." The existing PD zone requires that specific uses be identified and a Site Plan reviewed and approved by the EPC.

As a result of the adoption of the IDO and minimum lot size requirement of 2 acres for PD zoned properties, the properties were designated as eligible for the zoning conversion process. Due to time constraints and oversight, the property owner did not meet the associated deadlines and must now pursue the zone change on their own.

The zone change request to R-1D will enable the applicant to build a home on each property. They purchased the property prior to the adoption of the IDO with this intent. The pre-IDO zoning, R-D, was a Residential and Related Use Zone. R-1 uses were permitted by right, without an approved site plan in the R-D zone. It appears because the site was vacant during the IDO

conversion process, the PD zone was assigned to retain pre-existing entitlements of the multiple uses allowed of the former R-D.

The surrounding parcels to the north, south, east and west are zoned R-1D. All of the adjacent R-1D parcels have been developed as single-family homes. This is the existing development pattern in the immediate area. Existing vacant parcels such as the subject properties are currently zoned PD.

The proposed zoning of the subject properties is R-1D (Residential – Single Family, Extra Large Lot). This is the zoning of all adjacent properties. The purpose of the R-1 zone district as per IDO Subsection 14-16-2-3(B)(1) is to “provide for neighborhoods of single-family homes on individual lots of variety sizes and dimensions. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to the serve surrounding residential area.”

The “D” in the R-1D refers to largest minimum lot size, lot width and setback standards in the R-1 zone as summarized in Table 2-3-3.

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

There are major differences between the current PD zone and the proposed R-1D zone. Any uses, use-specific standards, and development standards for the existing PD zone district would remain unknown until an applicant submits a site-specific proposal to the City with all those details for review and decision by the EPC.

The requested R-1D zone is a base zone district. The allowable uses in the R-1D and any use-specific standards are established in the IDO. Future dimensional standards would be governed by dimensional standards specific to R-1 and city-wide standards in Table 2-3-4. Any development would be reviewed administratively.

The request if in an Area of Consistency, the R-1D zone would be consistent with surrounding zoning and is appropriate at this location. It is not in a designated Activity Center or along a designated Corridor. No overlay zones apply.

Response to 6-7(F)(3) – Review and Decision Criteria

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

6-7(F)(3)(a): The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of

applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City.

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

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

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

- Response: The R-1D request furthers Goal 4.1 and Policy 4.1.1 because the request will contribute to enhancing, protecting and preserving this community by allowing residential uses to continue and by building single-family residences on presently vacant land. The intent is to build one single-family dwelling on each lots, which will match the development pattern on abutting properties to the north, south, east and west which are developed with homes on larger sized lots. The development intensity is permissive in the requested R-1D zone and will encourage quality development that is consistent with the distinct character of communities, by extending the same IDO standards regarding scale of development and character of building. .

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

- Response: The request furthers Goal 4.1 and Policy 4.1.2 because the change from PD to R-1D is consistent with adjacent and abutting R-1D zone, the proposed zone change defines and the existing and desired character of the area. The R-1D zone will protect the identity and cohesiveness of the surrounding neighborhood, which is predominantly single-family residential by extending the same IDO standards regarding scale and development and character of building design to the larger sized parcels on adjacent properties zoned R-1D. The requested zone will maintain and reinforce the character of the neighborhood.

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

- Response: The request furthers Goal 4.1 and Policy 4.1.4 because the subject properties are requesting to be zoned R-1 which is consistent with the R-1 zoning and land use on adjacent properties. The rezone reflects respect the existing neighborhood values and supports improvements that protect stable, thriving residential neighborhoods. The R-1 zone and land uses that exist on adjacent properties which will enhance, protect and preserve the neighborhood. The key to long-term health and vitality of neighborhoods is to reflect the context of the immediate area with compatible land uses in the appropriate locations. The character of the neighborhood will be maintained and reinforced.

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

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

- **Response:** The request furthers Goal 5.2 and Policy 5.2.1 because the zone change from PD to R-1D will facilitate development of larger sized lots for allowable uses in the R-1D. Proposed residential uses on the properties would help foster communities where residents can live and work with land uses that are considered compatible with existing neighborhoods in a way that is consistent with the subject site's surroundings. The requested R-1D base zone district will facilitate infill development in a form and at a scale appropriate for this neighborhood. The site is vacant and undeveloped under the previous R-D zone and now with the IDO equivalent PD zoning. The requested zone exists on adjacent properties and supports and assures the creation and maintenance of a healthy and sustainable community by adding complimentary uses that reflect the immediately surrounding development.

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

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

- **Response:** The request furthers Goal 5.3 and Policy 5.3.1 because it would facilitate infill development to an area already served by existing infrastructure and public facilities, which generally promotes the efficient use of land to support the public good. Because the site in question is in an area with existing infrastructure and does not meet existing minimum lot size requirements for its current zoning designation of PD, down zoning from PD to R-1D allows the site to be developed supporting additional infill development. Adjacent properties with the requested R-1D zone are currently developed because they achieve minimum lot sizes. This type of infill development would be supported with existing infrastructure and public facilities in a form and scale that is compatible with the immediate area.

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

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

- **Response:** The request furthers Goal 5.6 and Policy 5.6.3 because the subject site and the surrounding area is designated an Area of Consistency and is characterized by residential uses. The requested R-1D zoning is consistent with the zoning on adjacent

properties to the north, south, east and west which will protect the character of the existing neighborhood. The requested zone on the 1.77± acre site would allow residential uses that are generally considered compatible with existing residential uses. Therefore the request would contribute to protecting and enhancing the character of the surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and not along a designated Corridor.

- Sub-policy 5.6.3.b: Ensure the development reinforces the scale, intensity and setbacks of the immediately surrounding context.
Response: The request is for the same zone as surrounding properties ensures that future development will be subject to the same standards for scale, intensity and setbacks.
- Sub-policy 5.6.3d: In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses:
Response: The requested residential zone will bring zoning of the site into alignment with existing land uses with adjacent properties and in the surrounding residential area.

Urban Design Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design and development streetscapes.

Policy 7.3.2: Community Character: Encourage design strategies that recognize and embrace character differences that give communities their distinct identities and make them safe and attractive places.

- **Response:** The request furthers Goal 7.3 and Policy 7.3.2 because the requested R-1D zone is a low density R-1 zone with larger lots in an area that currently consists of the single family residences on larger lots. The proposed zone will continue to recognize, embrace and maintain the distinct character of this community that exists in this portion of the City.

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

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

- **Response:** The request furthers Goal 9.2 and Policy 9.2.1 because the requested R-1D zone enhances neighborhood character, maintains compatibility with surrounding land uses and responds to the development context by matching adjacent densities and site design with an appropriate guarantee of development standards.

Summary: Consistency and the City's health, safety, and general welfare are reflected in the Policy analysis and demonstrate that the requested zone furthers applicable Comprehensive Plan Goals and Policies. The requested zone from PD to R-1D supports and reflects the intentions of the Comprehensive Plan. The R-1D is consistent and compatible with the adjacent and abutting properties and applies similar development patterns regarding uses, setbacks and density. Allowing single-family development reflects and supports the intent of Areas of Consistency. Removing the PD zone on the subject properties eliminates potential incompatible and unpredictable land uses from the existing character of the single-family residential neighborhood. The proposed zone change is not in conflict with applicable Goals and Policies in the ABC Comp Plan, as amended, as shown in the policy analysis.

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

1. There was a typographical or clerical error when the zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).
- **Response:** The proposed amendment is located in an Area of Consistency. The proposed zone change would not permit development that is significantly different from the character of the area and would be more advantageous to the community patterns of land use, development density and intensity as articulated in the ABC Comp Plan as amended. The proposed zone will be consistent with surrounding lots. The development of the site will protect the character and security of the neighborhood. The requested R-1D zone will implement a consistent and predictable development density and intensity on properties similar in size which in turn will strengthen the established character of the area.

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

6-7(F)(3)(c): If the proposed amendment is located wholly or partially in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of

Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets the following criteria:

1. There was a typographical or clerical error when the zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).
- Response: This Criterion is non-applicable in that the proposed amendment is located wholly in an Area of Consistency as shown in the ABC Comp Plan, as amended.

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

- Response: The requested R-1D zone includes fewer permissive uses than the existing PD zone, which could be potentially be harmful to adjacent properties. The proposed R-1D zone exists on adjacent and abutting properties, which would not be harmful to these properties, the neighborhood or community in that it supports identical permissive uses and development standards. None of the allowed uses within the requested zone will have a harmful effect, because the R-1D is identical to those that exist on adjacent properties. The requested R-1D zone will be developed in accordance with dimensional standards with IDO Table 5-1-1.

Permissive uses in the R-1D include single-family dwellings, community residential facility, community center or library, parks and open space, religious institution, community garden, residential community amenity, solar energy generation, utility electric and utility other major. Aside from single-family dwelling, all other permissive uses would likely be attracted to properties much larger than the subject properties as dimensional standards are applied.

Any uses, use-specific standards, and development standards for the existing PD zone district would remain unknown until an applicant submits a site-specific proposal to the City with all those details for review and decision by the EPC.

The requested R-1D zone would adequately mitigate any potential harmful impacts to adjacent property, the neighborhood or community through this down zone request. The zone change will also remove possible harmful uses adjacent to existing single family uses.

6-7(F)(3)(e): The City's infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

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

- Response: The site falls within an area to have adequate capacity to serve the development made possible by the zone change meeting the requirements of sub-Criterion 1. The requested R-1D zone, which will reflect single-family residential uses will be maintained and support the character of the immediate area which falls within an existing developed neighborhood. The established area has sufficient infrastructure to support single-family residential uses on each existing parcel.

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

- Response: The subject site is located along a Local Road and not a major street, and is not being used as a justification for the zone change request. Justification is based on furthering a preponderance of applicable Comprehensive Plan Policies as demonstrated in response to Criterion A.

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

- Response: The subject application is not based on economic considerations rather the interest lies in developing the property with single-family residential development and removing the development standards and requirements of the existing PD zone.

The zone change request is based on the intention to build single-family residences on each lot which were allowed as permissive prior to the adoption of the IDO. As a result, the proposed zone change is necessary to enable the properties to be developed. The current PD zone prevents development due to lot size compliance requirements. The cost of the land is not the primary determining factor in pursuit of the appropriate zoning.

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

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.
- **Response:** Because the zone change request is for a zone that is identical to adjacent properties, the proposed zone change does not create a “spot zone” or a “strip zone”. The zoning on the site prior to the IDO adoption in 2018 was R-D as were most of the parcels in the immediate area. When the PD zoning was assigned to these parcels because they were vacant it created a distinction with adjacent properties who were assigned R-1D because they were developed with single-family dwellings. As a result, use regulations and development standards were different. The request will stabilize both land use and zoning. The Policy analysis demonstrates the zone change will clearly facilitate implementation of the Comprehensive Plan.

CONCLUSION

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

There is neighborhood support by Nor Este Neighborhood Association and the District 4 Coalition of Neighborhood Associations.

We respectfully request the Environmental Planning Commission approve this request for a Zone Map Amendment.

Thank you for your consideration.

Sincerely,



Derrick Archuleta, MCRP
Principal

October 15, 2019

TO: Arch & Plan Land Use Consultants, Agent for Shaikh & Rizwana Quraishi/ Mohammad & Mona Quraishi

FROM: Whitney Phelan, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3844

RE: **Project #2019-002916 (RZ-2019-00062), Zone Map Amendment**

I've completed a first review of the proposed zone map amendment (zone change request). I have some questions and suggestions that will help strengthen the justification. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised Zone Map Amendment justification letter pursuant to the zone change criteria, Subsection 14-16-6-7(F)(3) on Pg. 427 of the Integrated Development Ordinance (IDO). (1 copy) by:

12 PM on Monday October 21st, 2019

1. Introduction: (Good)
 - a. Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
 - b. Legal Description: Lots 11 & 12, Block 3, North Albuquerque Acres, Unit 3 Tract 3. Is this correct?
2. Process:
 - a. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
 - b. Timelines and EPC Calendar: the EPC public hearing for November 14, 2019 Final staff reports will be available one week prior, on November 7, 2019.
 - c. A pre-application review team (PRT) meeting is required. I found the PRT notes in the file.
 - d. Agency comments will be distributed around Wednesday, October 16, 2019. I will email you a copy of the comments and will forward any late comments to you.
3. Notification & Neighborhood Issues: *Notification requirements for a zone change are found in Table 6-1-1 (IDO, pg. 328) and are explained in Section 6-4(K), Public Notice (IDO, pg. 345).*

- a. The required notification consists of an emailed letter to neighborhood representatives indicated by the ONC and a mailed letter (first-class) to property owners within 100 feet of the subject site. It appears that letters were sent via certified mail to all Neighborhood Association Reps and property owners within 100 feet, as required.
 - b. Do you anticipate that a facilitated meeting will be requested? Are you aware of any concerns?
 - c. Have any neighborhood representatives or members of the public contacted you so far?
4. Project Letter: (Okay)
- a. Explain any neighborhood support you may have received, if any.
 - b. In the context of the surrounding properties/zones/uses, why do you need a zone change rather than pursuing other options or changing the design? (Site constraints, neighboring zoning and uses, how is this appropriate given the surrounding context?) What specific challenges or harm could PD create or allow based on the approval processes required for development on the site, if any?
 - c. Why didn't the applicant participate in the free Phase II Zoning Conversion Process?
5. Zone Map Amendment (zone change)- General:
- a. A zone change justification is all about the requirements of the zone change criteria in the IDO at 6-7(F)(3) and how the applicant can demonstrate that the request fulfills them.
 - b. The task is to choose applicable **Goals** and **policies** from the Comprehensive Plan and show how the request does or does not further them. How does the request relate to the Goal or policy and make it a reality?
 - c. Responding to the A-H of the zone change criteria is both a legal exercise and a planning exercise. It is critical to "hit the nail on the head" conceptually and in terms of form. This can be done by:
 - i. Responding to each requirement in the customary way (see examples).
 - ii. Using conclusory statements such as "because _____".
 - iii. Re-phrasing the requirement itself in the response, and
 - iv. Choosing an option when needed to respond to a requirement (ex. Criterion B, E and H).
 - d. Use GIS mapping tool to identify if the subject site is in an Area of Change or Area of Consistency, and if it is located in a designated Center or along a designated Corridor.
6. Zone Map Amendment (zone change)- Concepts and Research:
- a. A thorough, substantiated, and well-thought out zone change justification essay is expected of all applicants.
Please review recent zone change cases and see how other applicants have presented justifications (note that each case is different). Old EPC cases are available to the public at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

The links are listed by hearing date. Each contains a Staff report and attachments. The applicant's justification essay, which is evaluated in the associated Staff report, is found in the attachments.

- b. It would be beneficial to study a recent zone change case and note how the criteria were responded to. Please pay careful attention to how Staff does policy analysis, because the same is expected of applicants. Here is a link to a Staff report where approval is recommended:

<http://documents.cabq.gov/planning/environmental-planning-commission/April2019/Agenda%203%202019-002043%20Old%20Kmart%20ZC.pdf>

The Staff report explains in detail regarding why the responses to each criterion are sufficient or insufficient, so please read the analysis in each and incorporate this understanding into your own justification.

7. Zone Map Amendment (zone change) Additional Notes: (Okay)

- a. Criterion A: Criterion A is where a fully-developed policy analysis goes to support the request. The requirement reads "a preponderance of applicable Goals and Policies." Therefore, do not cite guiding principles, objectives, or texts as they are not included in the requirement.

Tip: I would encourage you to review the response to each policy or goal citation and be more specific at how the policy relates specifically to the subject site. Discuss the abutting and adjacent zone districts, uses, and traffic patterns. You consistently state how the change would fit in with the surrounding zoning and land uses but you don't specifically state what those are anywhere in the letter.

- b. Criterion B: See remarks in previous sections of this memo about being more specific. (Okay)
- c. Criterion C: Good.
- d. Criterion D: Okay, but be more specific and list uses and address each one regarding the existing zone and the requested zone. Many applicants use a list or table to provide a clear comparison.
- e. Criterion E: Good.
- f. Criterion F: Good.
- g. Criterion G: Okay. How does developing the property as single family relate to the context or other criterion rather than just "not based on economic considerations".?
- h. Criterion H: Good, but be more specific.

- 8. Overall Notes: Be clear about "subject site", "specific zones", "the request" throughout your project letter and justification. Include a discussion on neighborhood association notification and meeting notes in either your introduction/conclusion or both.

NOTIFICATION

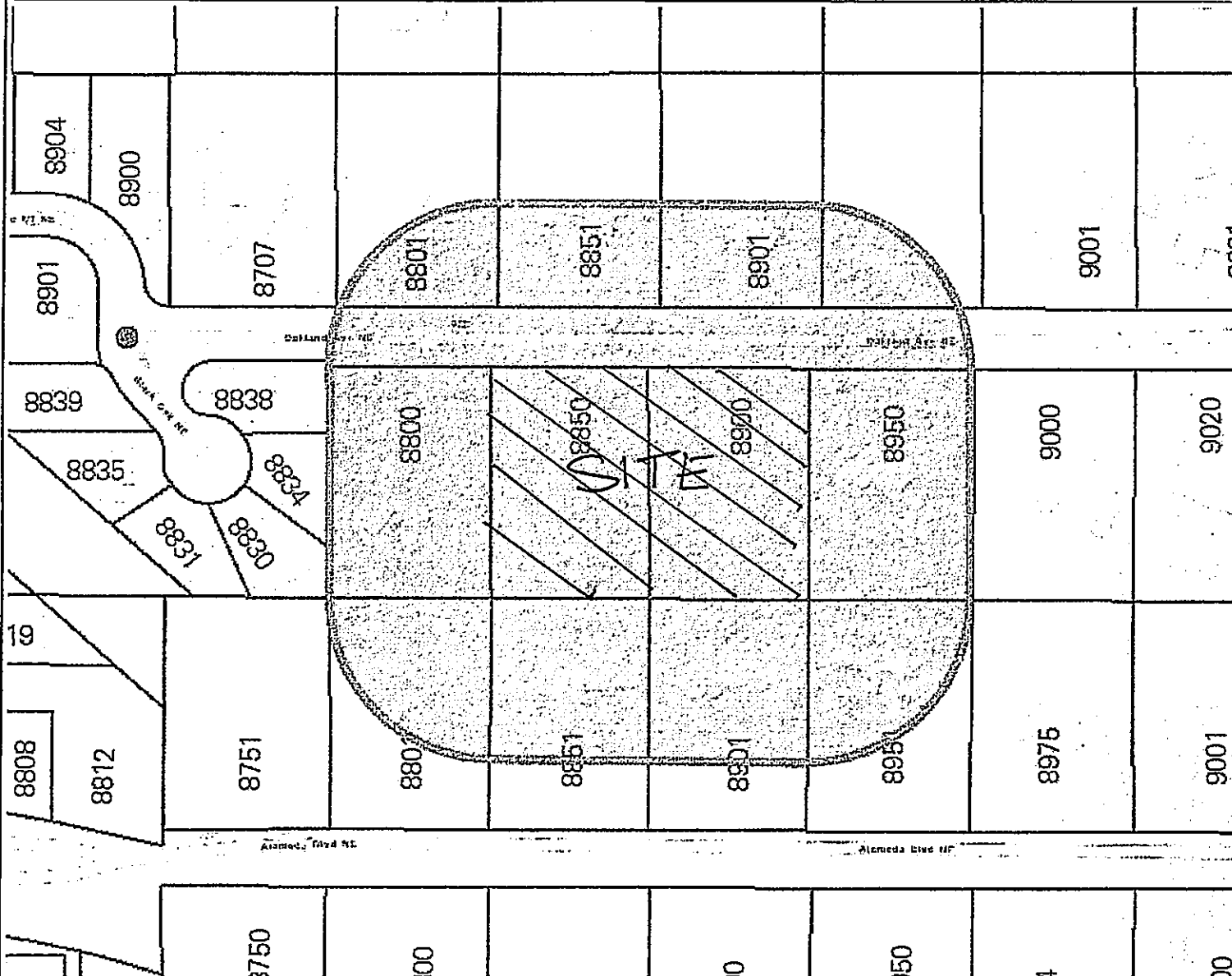


OAKLAND AND VENTURA



Legend

□ Bemallillo County Parcels



Notes

BUFFER: 166 FT.
ROW: OAKLAND 66 FT.

300 0 150 300 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/26/2019 © City of Albuquerque

1: 1,803

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

✓ LLAVE ENTERPRISES INC
8830 KEERAN LN NE
ALBUQUERQUE NM 87122-3782

✓ INGRAM HEATHER LYNN & SLACK
DONALD LEE JR
8901 OAKLAND AVE NE
ALBUQUERQUE NM 87122

✓ AKERSON MICHAEL T & LISA J
8800 OAKLAND AVE NE
ALBUQUERQUE NM 87122

✓ PARADISE WEST INC
7423 LANTERN RD NE
ALBUQUERQUE NM 87109

✓ ASHA INVESTMENT LLC
8928 ROBBS PL NE
ALBUQUERQUE NM 87122-4231

✓ ROWTEN RICHARD M & SOMPORN
8950 OAKLAND AVE NE
ALBUQUERQUE NM 87122

✓ MOREHOUSE JEFFREY D & CORNELISON
TODD
8830 BLACK OAK CT NE
ALBUQUERQUE NM 87122-2964

✓ QURAIISHI SHAIKH M & RIZWANA &
QURAIISHI MOHAMMED S & MONA
3012 CENTRAL AVE SE
ALBUQUERQUE NM 87106

✓ QURAIISHI SHAIKH M & RIZWANA &
QURAIISHI MOHAMMED S & MONA
3012 CENTRAL AVE SE
ALBUQUERQUE NM 87106

✓ BECK JAMES H & JEANNIE M
8834 BLACK OAK CT NE
ALBUQUERQUE NM 87122

✓ RIGDOMMEN LLC
8901 ALAMEDA BLVD NE
ALBUQUERQUE NM 87122-3727

✓ GRABOWSKI GARY L & DEBRA J
8851 OAKLAND CT NE
ALBUQUERQUE NM 87122

✓ MILLER KENNETH L & LYNN E
8801 OAKLAND AVE NE
ALBUQUERQUE NM 87122-3877

✓ GUO SUSAN & CHAN PATRICK
8951 ALAMEDA BLVD NE
ALBUQUERQUE NM 87122-3727

✓ CLARK DOUGLAS D & MICHELLE L
8838 BLACK OAK CT NE
ALBUQUERQUE NM 87112-2964

✓ CLARK ROBERT B & FELICIA L
8851 ALAMEDA BLVD NE
ALBUQUERQUE NM 87122

9/26/2019

Yahoo Mail - EPC submittal - Request for a zone change

EPC submittal - Request for a zone change

From: shakeel rizvi (shaky1424@yahoo.com)

To: dIreganabq@gmail.com; michael@drpridham.com; tim_krier@noreste.org; jgriffie@noreste.org; adil1424@yahoo.com; arch.plan@comcast.net

Date: Wednesday, September 11, 2019, 05:08 PM MDT

Dear All:

Please find attached a letter and a zone atlas page for the location of the parcel

Shakeel Rizvi



HOA for EPC.docx
20.6kB



C-20_Z.pdf
78.8kB

September 11, 2019

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

Dear: Mr. Regan, Mr. Pridham (District 4 Coalition of Neighborhood Associations), Mr. Kier, Mr. Griffiee (Nor Este NA)

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D.

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>. If you would like to have a meeting, please let me know within 15 days after receiving this email. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on October 10, 2019.

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,

Shakeel Rizvi

September 26, 2019

Paradise West Inc
7423 Lantern Road, Ne
Albuquerque, NM 87109

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3

Sir/ Madam:

accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location –2 lots east of Barstow on Oakland
4. Zone Atlas Page –C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Asha Investments Inc
8928 Robbs Pl., NE
Albuquerque, NM 87122-4231

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3

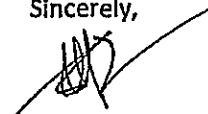
Sir/ Madam:

accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDD) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Dakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Llave Enterprises Inc
8830 Keeran Ln., NE
Albuquerque, NM 87122-3782

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3

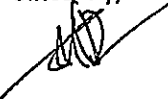
Sir:

accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Clark Robert B & Felicial
8851 Alameda Blvd, NE
Albuquerque, NM 87122

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3,
Unit 3

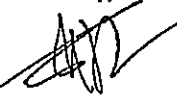
Clark Robert B & Felicial:

accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Miller Kenneth L & Lynn E
8801 Oakland Avenue, NE
Albuquerque, NM 87122 -3877

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3

Miller Kenneth L & Lynn E:

accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Beck James H & Jeannie M
8834 Black Oak Ct, NE
Albuquerque, NM 87122 -3877

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3

Beck James H & Jeannie M:

accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Morehouse Jeffery D & Cornelison
8830 Black Oak Ct, NE
Albuquerque, NM 87122 -2964

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3

Morehouse Jeffery D & Cornelison:

accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Quraishi Shaikh M & Rizwana & Quraishi Mohammed & Mona
3012 Central Avenue, SE
Albuquerque, NM 87106

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3

Quraishi Shaikh M & Rizwana & Quraishi Mohammed & Mona:

accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Rigdommen LLC
8901 Alameda Blvd, NE
Albuquerque, NM 87122 - 3727

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit

Sir /Madan:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

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2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Guo Susan & Chan Patrick
8951 Alameda Blvd, NE
Albuquerque, NM 87122 - 3727

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit

Guo Susan & Chan Patrick:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land -- Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

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2. Agent -- Arch Plan
3. Subject Property Location -- 2 lots east of Barstow on Oakland
4. Zone Atlas Page -- C-20-Z
5. Area of the Property -- 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Akerson Michael T & Lisa
8800 Oakland Avenue., NE
Albuquerque, NM 87122

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

Akerson Michael T & Lisa:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

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Sincerely,



Shakeel Rizvi

September 26, 2019

Rowten Richard M & Somporn
8950 Oakland Avenue., NE
Albuquerque, NM 87122

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

Rowten Richard M & Somporn:

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2. Agent – Arch Plan
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5. Area of the Property – 1.6 acres

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Grabowski Gary L& Debra J
8851 Oakland Ct., NE
Albuquerque, NM87122

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

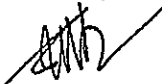
Grabowski Gary L& Debra J:

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Sincerely,



Shakeel Rizvi

September 26, 2019

Ingram Heather
8901 Oakland Avenue, NE
Albuquerque, NM 87122 - 3727

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3

Ingram Heather:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

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4. Zone Atlas Page – C-20-Z
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Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Timothy Krier
8900 Olivine Street, NE
Albuquerque, NM87113

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

Timothy Krierhy Krier:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

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2. Agent – Arch Plan
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4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres
- 6.

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Michael Pridham
6413 Northland Avenue, NE
Albuquerque, NM 87109

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

Timothy Krierhy Krier:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

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4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres
- 6.

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Jim Griffee
P.O.Box 94115
Albuquerque, NM87199

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

Jim Griffee:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDD) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

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2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres
- 6.

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

September 26, 2019

Daniel Regan
4109 Chama Street, NE
Albuquerque, NM 87109

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

Michael Regan:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D. The EPC meeting will be held on November 14, 2019

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3. Subject Property Location – 2 lots east of Barstow on Oakland
4. Zone Atlas Page – C-20-Z
5. Area of the Property – 1.6 acres
- 6.

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,



Shakeel Rizvi

Timothy & Krier
8900 Olivino Street NE
Albuquerque, NM 87113



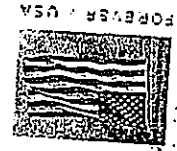
Shaked Rizvi
8504 Waterford Pl. NE
Albuquerque, NM 87122

Daniel Regan
4109 Chama Street NE
Albuquerque, NM 87109



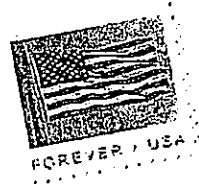
8504 Waterford Pl NE
Albuquerque, NM 87122

Shakeel Rizvi
8584 Waterford Pl. NE.
Albuquerque, NM 87122



Jim Griffes
P.O. Box 94115
Albuquerque, NM 87199

Shafiq KIZU
8504 Waterford Pl. NE.
Albuquerque, NM 87122



Michael Pritham
6413 Northland Avenue NE
Albuquerque, NM 87109

~~Shafiq KIZU~~
8504 Waterford Pl NE
Albuquerque, NM 87122



Clark Douglas D & Michelle L
8838 Black Oak Ct NE.
Albuquerque, NM 87112-2964

Shakeel Rizvi
8504 Waterford Pl., NE.
Albuquerque, NM 87122



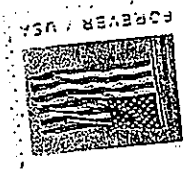
Ingram Heather & Slack David Lee JR.
8901 Oakland Ave. NE
Albuquerque, NM 87122

Shakeel Rizvi
8504 Waterford Pl. NE.
Albuquerque, NM 87122



Rigdommen LLC
8901 Alameda Blvd NE
Albuquerque, NM 87122-3727

Akerson Michael T & Lisa
8800 Oakland Ave. NE.
Abingdon, VA 27122



Shaked Rizki
8524 Wadsworth Pl. NE.
Abingdon, VA 27122

Guo Susan & Chao Patrick
8951 Atamoda Blvd NE
Abingdon, VA 27122-3727



Shaked Rizki
8524 Wadsworth Pl NE
Abingdon, VA 27122

8504 Waterford Pl. NE
Albuquerque, NM 87122



Grabowski Gary L & Debra J
8851 Oakland Avenue CT, NE
Albuquerque, NM 87122

8504 Waterford Pl. NE
Albuquerque, NM 87122



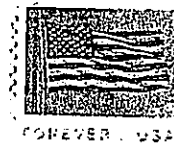
Rowten Richard M & Sonja
8950 Oakland Avenue NE
Albuquerque, NM 87122

Shakeel Rizvi
8504 Waterford Pl. NE
Albuquerque, NM 87122

Paradise West Inc
7423 Lantern Rd NE
Albuquerque, NM 87109



Shakeel Rizvi
8504 Waterford Pl. NE.
Albuquerque, NM 87122



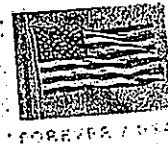
Clark Robert B & Felicia
8851 Alameda Blvd NE.
Albuquerque, NM 87122

Shakeel Rizvi
8504 Waterford Pl. NE
Albuquerque, NM 87122



Miller Kenneth E & Lynn E
8801 Oakland Avenue, NE
Albuquerque, NM 87122 - 3877

Shakeel Rizvi
8504 Waterford Pl. NE
Albuquerque, NM 87122



Beck James H & Jeanne M
8834 Black Oak Ct NE
Albuquerque, NM 87122

Shakeel Rizvi
8504 Waterford Pl. NE
Albuquerque, NM 87122

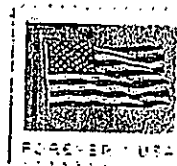


Morehouse Jeffrey D & Cornelison Todd
8830 Black Oak Ct NE
Albuquerque, NM 87122-2964

Shakeel Rizvi
8504 Waterford Pl. NE
Albuquerque, NM 87122

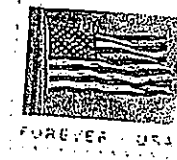
Paradise West Inc
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Shakeel Rizvi
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Albuquerque, NM 87122



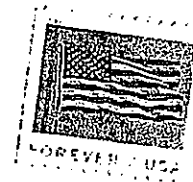
Quraishi Shaikh M & Rizwana & Quraishi Mohammed S & Mona
3012 Central Ave. SE.
Albuquerque, NM 87106

Shakeel Rizvi
8504 Waterford Pl. NE.
Albuquerque, NM 87122



Llave Enterprises Inc
8830 Keeran Ln, NE
Albuquerque, NM 87122-3782

Shakeel Rizvi
8504 Waterford Pl. NE.
Albuquerque, NM 87122



Asha Investments LLC
8928 Robbs Pl. NE.
Albuquerque, NM 87122-4231

NEIGHBORHOOD MEETING AND LETTERS

Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Request for a Zone Change from PD to R1-D or R1-C

Contact Name

Shakeel Rizvi

Telephone Number

5053156563

Email Address

shaky1424@yahoo.com

Company Name

Design and Development Group, LLC

Company Address

8504 Waterford Pl., NE Albuquerque, Nm 87122, NA

City

Albuquerque

State

NM

ZIP

87122

Legal description of the subject site for this project:

Lots 11 & 12, Block 3, Tract3, Unit 3, NAA

Physical address of subject site:

West on Ventura and south on Oakland

Subject site cross streets:

The parcel is located south on Oakland between Ventura and Barstow

Other subject site identifiers:

This site is located on the following zone atlas page:

C-20-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

9/26/2019

(14,837 unread) - shaky1424@yahoo.com - Yahoo Mail

Office of Neighborhood Coordination
To: 'shaky1424@yahoo.com'

Aug 28 at 11:42 AM

Shakcel,

The purpose of this email is to confirm that as of today August 28, 2019 the contact information for the District 4 Coalition of NA's and the Nor Este NA that we emailed you on May 28, 2019 are still current. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: <http://www.ci.albuquerque.nm.us>

Quevedo, Vicente M.

From: Office of Neighborhood Coordination
Sent: Wednesday, August 28, 2019 11:42 AM
To: 'shaky1424@yahoo.com'
Subject: RE: Neighborhood Meeting Inquiry_Oakland between Ventura and Barstow_EPC

Shakeel,

The purpose of this email is to confirm that as of today August 28, 2019 the contact information for the District 4 Coalition of NA's and the Nor Este NA that we emailed you on May 28, 2019 are still current. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: Quevedo, Vicente M.
Sent: Tuesday, May 28, 2019 12:33 PM
To: 'shaky1424@yahoo.com' <shaky1424@yahoo.com>
Subject: Neighborhood Meeting Inquiry_Oakland between Ventura and Barstow_EPC

Shakeel,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109
Nor Este NA	Timothy	Krier	tim_krier@noreste.org	8900 Olivine Street NE	Albuquerque	NM	87113
Nor Este NA	Jim	Griffiee	jgriffiee@noreste.org	PO Box 94115	Albuquerque	NM	87199

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

~~IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>~~

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of ISD WebMaster
 Sent: Friday, May 24, 2019 1:01 PM
 To: Office of Neighborhood Coordination <shaky1424@yahoo.com>

shakeel rizvi <shaky1424@yahoo.com>

9/16/2019 9:50 AM

Fw: EPC submittal - Request for a zone change

To Derrick Archuleta <arch.plan@comcast.net> • Adil Rizvi <adil1424@yahoo.com>

----- Forwarded Message -----

From: Dan & Liz Regan <dlreganabq@gmail.com>

To: shakeel rizvi; Michael Pridham; tim_krier@noreste.org; jgriffie@noreste.org; Adil Rizvi; Derrick Archuleta

Sent: Sunday, September 15, 2019, 03:39:08 PM MDT

Subject: RE: EPC submittal - Request for a zone change

Mr. Rizvi,

Good luck with your effort. The District 4 Coalition of Neighborhood Associations supports you in your submission!

Dan Regan

Dist. 4 Coalition

Zoning / Development Committee Chair

From: shakeel rizvi [mailto:shaky1424@yahoo.com]

Sent: Wednesday, September 11, 2019 5:08 PM

To: dlreganabq@gmail.com; Michael Pridham <michael@drpridham.com>; tim_krier@noreste.org; jgriffie@noreste.org; Adil Rizvi <adil1424@yahoo.com>; Derrick Archuleta <arch.plan@comcast.net>

Subject: EPC submittal - Request for a zone change

Dear All:

Please find attached a letter and a zone atlas page for the location of the parcel

Shakeel Rizvi

September 12, 2019

Re: EPC Submittal for a zone change from PD to R-1D for lots 11 and 12, Block 3, Tract 3, Unit 3, NAA

Dear: Mr. Regan, Mr. Pridham (District 4 Coalition of Neighborhood Associations), Mr. Kier, Mr. Griffie (Nor Este NA)

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Environmental Planning Commission (EPC). The application is for requesting approval of the zone change from PD to previous zoning of R-1D.

1. Property Owner – Design and Development Group, LLC on behalf of S.M. Quraishi
2. Agent – Arch Plan
3. Subject Property Location – 2 lots east of Barstow on Oakland

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelo@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>. If you would like to have a meeting, please let me know within 15 days after receiving this email. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on October 10, 2019.

Please contact me with any questions or concerns at 315-6563 or via email at shaky1424@yahoo.com

Sincerely,


Shakeel Rizvi

shakeel rizvi <shaky1424@yahoo.com>

9/16/2019 9:51 AM

Fw: EPC submittal - Request for a zone change

To Derrick Archuleta <arch.plan@comcast.net> • Adil Rizvi <adil1424@yahoo.com>

----- Forwarded Message -----

From: shakeel rizvi <shaky1424@yahoo.com>
To: Adil Rizvi <adil1424@yahoo.com>; Derrick Archuleta <arch.plan@comcast.net>
Sent: Thursday, September 12, 2019, 11:58:42 AM MDT
Subject: Fw: EPC submittal - Request for a zone change

----- Forwarded Message -----

From: Jim Griffee <jgriffee@noeste.org>
To: shaky1424@yahoo.com
Cc: dlreganabq@gmail.com <dlreganabq@gmail.com>; Michael Pridham <michael@drpridham.com>; tim_krier@noeste.org <tim_krier@noeste.org>; Adil Rizvi <adil1424@yahoo.com>; Derrick Archuleta <arch.plan@comcast.net>
Sent: Wednesday, September 11, 2019, 07:50:44 PM MDT
Subject: EPC submittal - Request for a zone change

Mr. Rizvi,

Thank you for the notice. The Nor Este Neighborhood Association (NENA) takes no issue with your zone change request from PD to R1-D. I was thinking you had the opportunity to do this for free using the phase II conversion process but that window has closed. It is taking the city forever to process the free conversion so you most likely will get EPC approval quicker this way anyhow.

All the best,
Jim Griffee, NENA

On 9/11/2019 5:08 PM, shakeel rizvi wrote:

Dear All:

Please find attached a letter and a zone atlas page for the location of the parcel

Shakeel Rizvi

- HOA for EPC.docx (28 KB)
- C-20_Z.pdf (108 KB)

STAFF INFORMATION



City of Albuquerque

Planning Department

Timothy M. Keller, Mayor

Interoffice Memorandum

May 29, 2018

To: Russell Brito, Planning and Urban Development Manager, Planning Department

From: Jacobo Martinez, Zoning Enforcement Officer, Planning Department JM

Subject: Zoning Map Conversion: R-D to PD lots

Table 2-2-1 of the City of Albuquerque Integrated Development Ordinance (IDO) shows previous zone districts in relation to IDO base zone districts. Pursuant to Table 2-2-1, R-D zones of the City of Albuquerque Comprehensive Zoning Code were converted to Planned Development (PD) in the Official Zoning Map unless the land use was clearly identifiable as R-1 (i.e. single-family residential) or R-T (i.e. townhouse residential) land uses and development patterns.

Within the City of Albuquerque, there are vacant lands that have been subdivided that do not have an approved site plan to clearly identify R-1 or R-T land uses. However, the subdivision and resulting plat shows a clear pattern of single family residential land use.

In the event in which a PD zoned parcel has an approved subdivision that shows a clear pattern of single-family residential land use, a land owner may apply for a building permit for a single-family residential land use. The building permit will entitle the single-family land use on the property and will maintain the pattern of single family residential and will be reviewed pursuant to 6-5(G) of the City's Integrated Development Ordinance.

The City of Albuquerque strongly recommends that the owners of lots with a PD zone that show a clear pattern of single-family residential land use opt in to the City's follow-up, voluntary zone conversion process as afforded by Resolution 18-49 adopted by the City Council and administered by the Planning Department.