



Environmental Planning Commission

Agenda Number: 3
Project #: PR-2023-009365
Case #: RZ-2023-00038
Hearing Date: November 16, 2023

Staff Report

Agent	Tierra West LLC
Applicant	R Spear Properties LLC
Request	Zoning Map Amendment - EPC
Legal Description	All or a portion of Tract 13 Unit 5 Town of Atrisco Grant
Location	North side of Volcano Rd. NW, at 9705 Volcano Rd NW, east of 98th St and west of East Ridge St SW
Size	Approximately 5.2 acres
Existing Zoning	R-1B
Proposed Zoning	NR-C

Staff Recommendation

APPROVAL of RZ-2023-00038, based on the Findings beginning on p. 23.

STAFF PLANNER
Catherine Heyne, Planner

Summary of Analysis

The request is for a Zoning Map Amendment for an approximately 5.2-acre site located at 9705 Volcano Rd NW (the “subject site”).

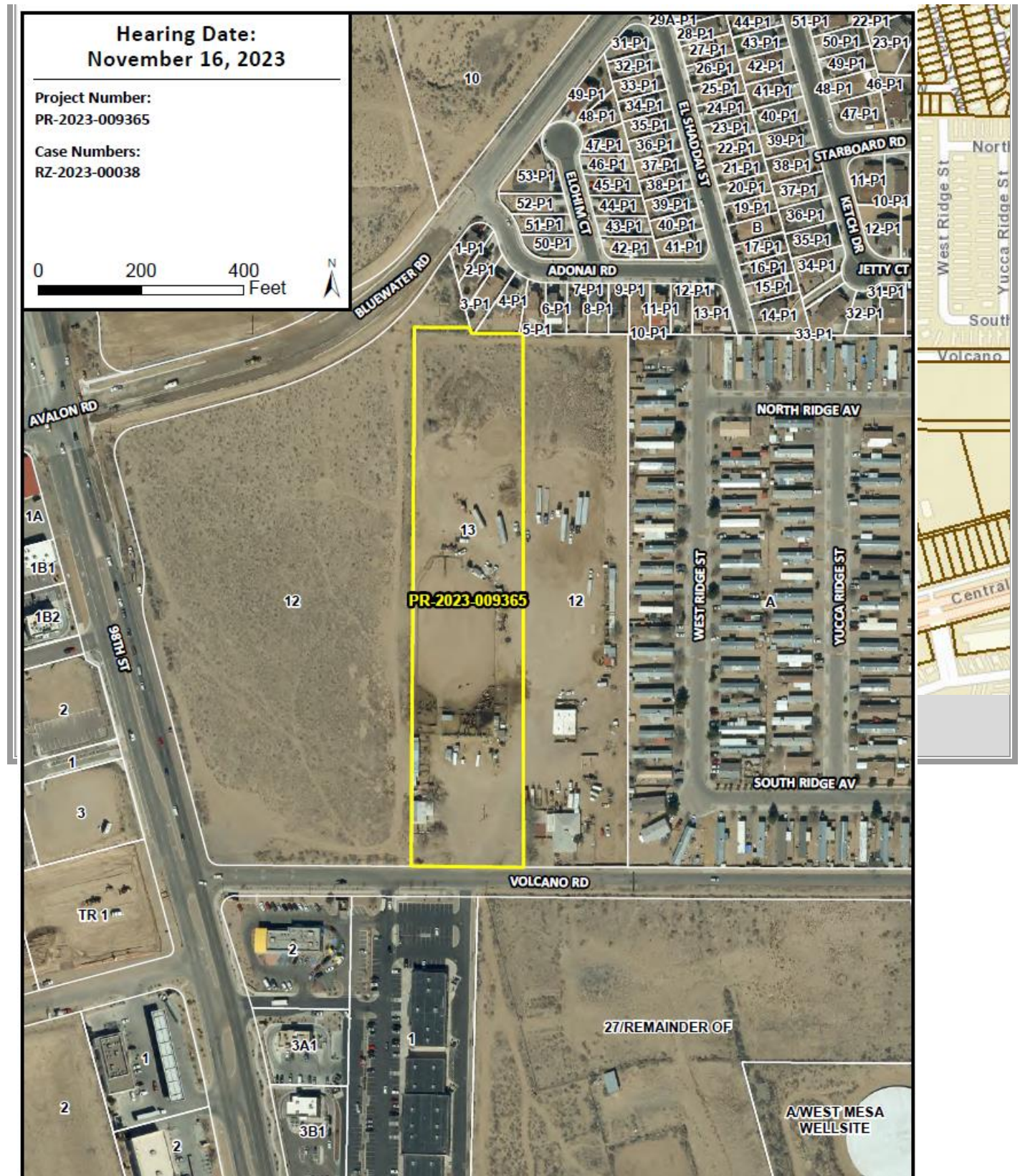
The subject site is zoned R-1B. The applicant is requesting a zone change to NR-C to develop an office and warehouse building. The subject site is in an Area of Consistency.

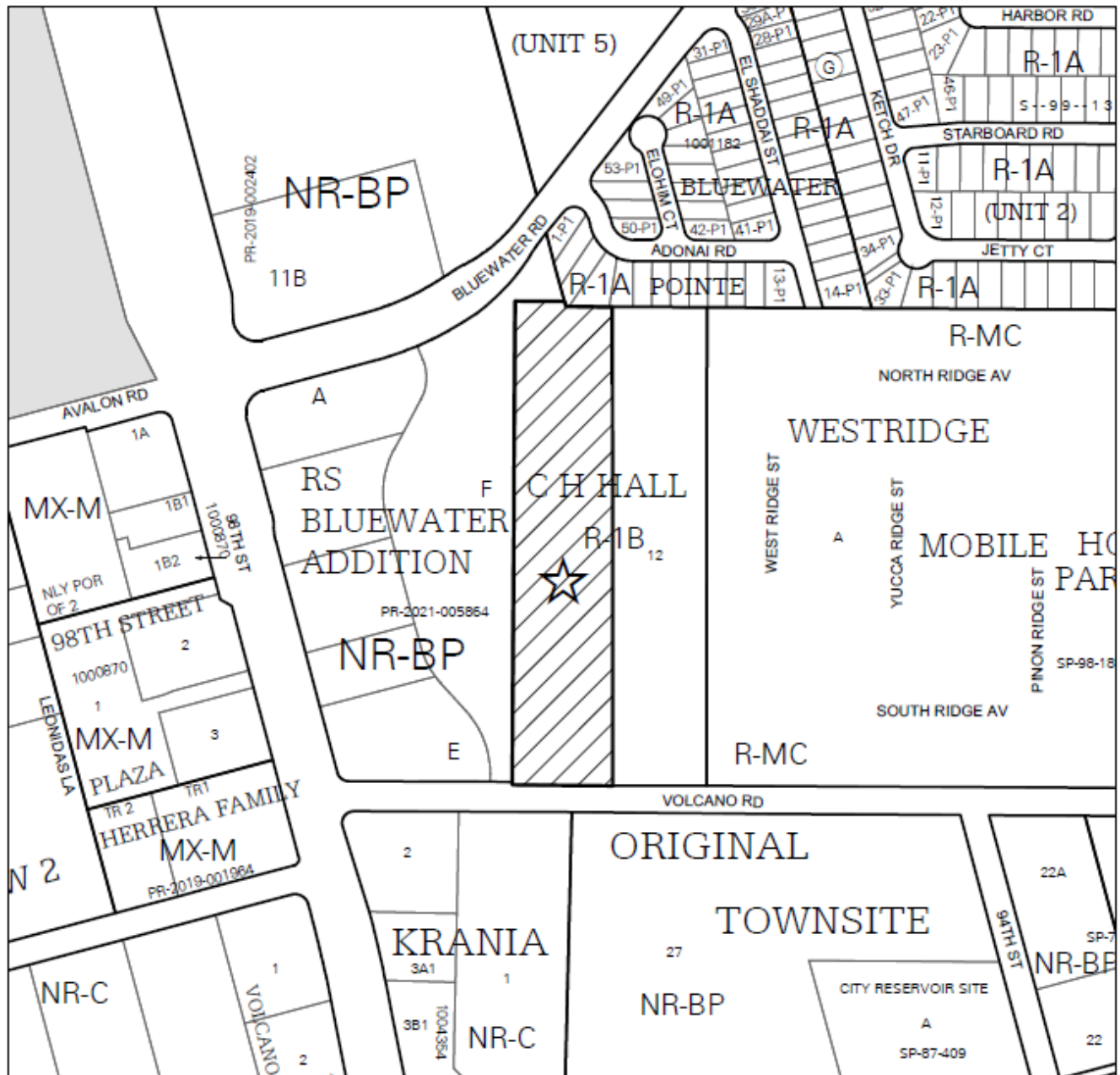
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The applicant’s policy-based analysis generally demonstrates that the new zone would clearly reinforce the established character of the area and generally be more advantageous to the community.

Affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required.

As of this writing, Staff has been contacted by one member of the public who had questions. There is no known support or opposition. Staff recommends approval.







IDO ZONING MAP

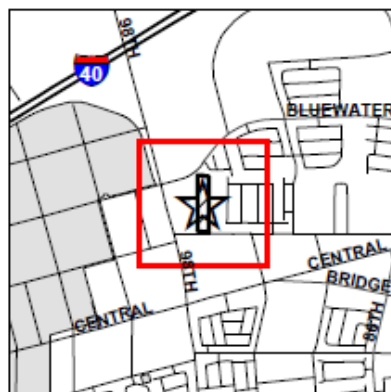
Note: Gray shading
Indicates County.



1 inch = 300 feet

Hearing Date:
11/16/2023
Project Number:
PR-2023-009365
Case Numbers:
RZ-2023-00038

Zone Atlas Page:
K-9



LAND USE MAP

Note: Gray shading
Indicates County.

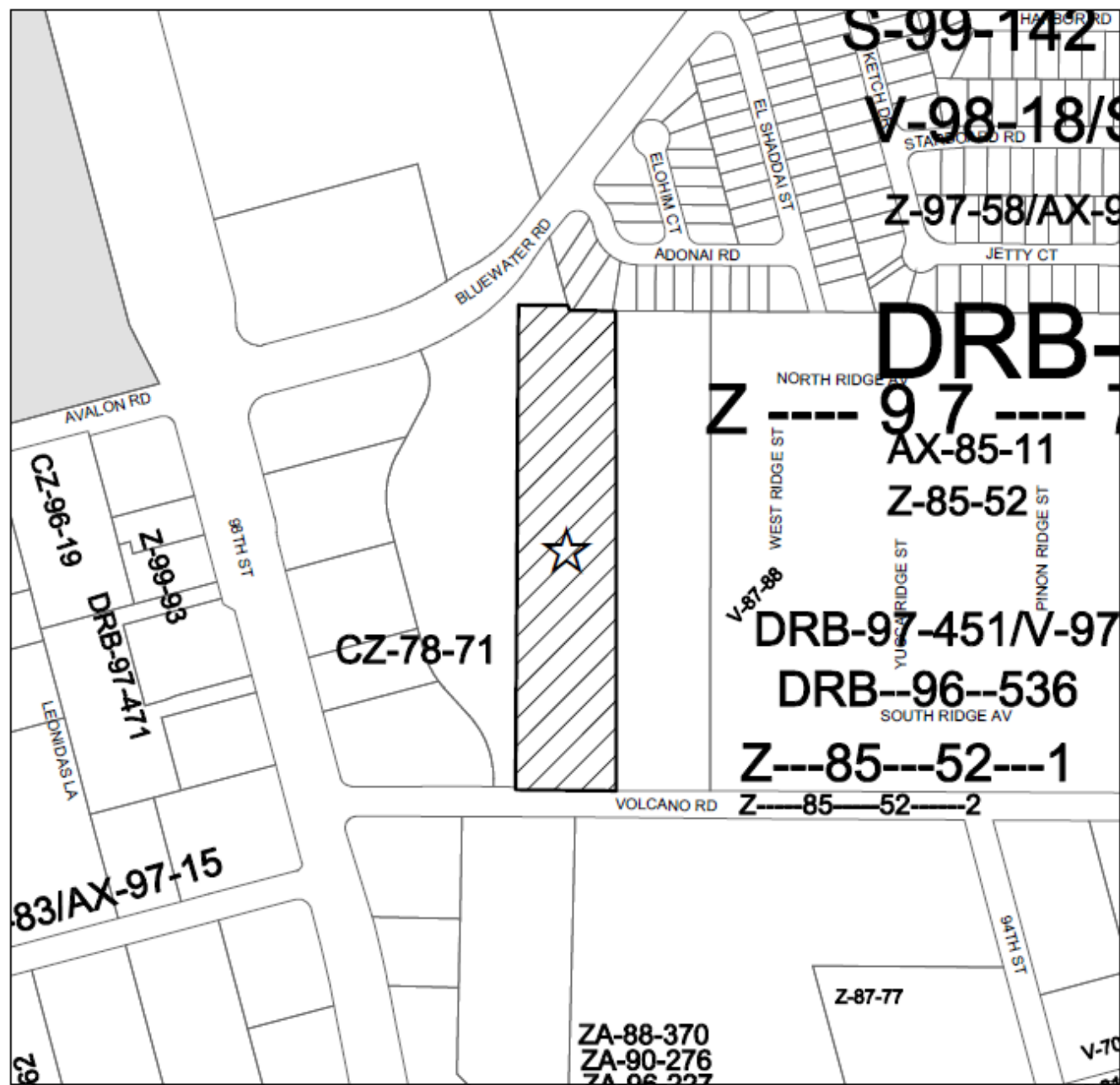
Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities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



1 inch = 300 feet

Hearing Date:
11/16/2023
Project Number:
PR-2023-009365
Case Numbers:
RZ-2023-00038

Zone Atlas Page:
K-9



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 300 feet

Hearing Date:

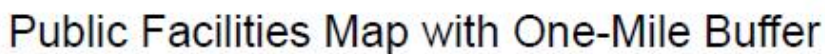
11/16/2023



















Project Number:

PR-2023-009365

Case Numbers
RZ-2023-00038

Zone Atlas Page:
K-9



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

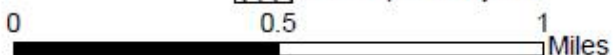


Table of Contents

	<i>Page</i>
I. Introduction.....	8
II. Analysis of Applicable Ordinances, Plans, and Policies	10
i. Zone Change Review & Decision Criteria.....	14
III. Agency and Neighborhood Concerns	21
IV. Conclusion	21
V. Findings and Recommendation.....	23
Agency Comments.....	29

Attachments

1-Photographs – Existing Conditions	31
2-Zoning.....	34
3-Applicant Information	35-57
4-Staff Information	58-62
5-Notification.....	63-120

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1B	Area of Consistency	Low-density Residential, Single-Family
<i>North</i>	R-1A	Area of Consistency	Low-density Residential - Single-Family
	NR-BP	Area of Consistency	Non-residential, Business Park - Vacant
<i>South</i>	NR-C	Area of Change	Non-residential, Commercial - Industrial
	NR-BP	Area of Change	Non-residential, Business Park - Industrial
<i>East</i>	R-1B	Area of Consistency	Low-density Residential - Single-Family
<i>West</i>	NR-BP	Area of Consistency	Non-residential, Business Park - Vacant

Request

The request is for a Zoning Map Amendment for an approximately 5.2-acre site legally described as all or a portion of Tract 13 Unit 5 Town of Atrisco Grant located on the north side of Volcano Rd. NW, between 98th St. NW and 90th St. NW at 9705 Volcano Rd NW (the “subject site”).

Currently, the subject site contains a 1080 sq. ft. residential property built in 1950. The subject site is zoned R-1B (Residential, Single Family Zone District - Medium Lot). The applicant is requesting a zone change to NR-C (Non-residential - Commercial Zone District) to develop an office building and warehouse, though a variety of other uses would become allowed.

EPC Role

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

Context

The subject-site is a single tract located on the northern side of Volcano Rd. NW, between 98th St NW and East Ridge SW. Tracts north and directly east of the subject site are zoned Residential, R-1A and R-1B respectively. The residential lots to the north are generally less than 0.2 acres in size and fully developed with single-family homes. The single-family residential lot adjacent to the east is approximately 5 acres in size, zoned R-1B and contains a single residence. Parcels further east are zoned R-MC occupied by the mobile home park, West Ridge Park.

Tracts south of the subject site and across from Volcano Rd. NW are zoned NR-C (Non-residential, Commercial) and NR-BP (Non-residential, Business Park). Tracts to the west and the western half of the northern edge of the site are zoned NR-BP (Non-residential, Business Park) and remain undeveloped.

History

The subject site was originally part of the 1692 Atrisco Land Grant. With the adoption of the 1959 Comprehensive City Zoning Code, zoning for the subject site area was proposed to change from County A-1 to SU-1, PRD 20 DU/A at the time the City were to annex the area. This occurred in 1977. The SU-1, PRD 20 DU/A designation was intended for Planned Residential Development at 20 dwelling units per acre.

The subject parcel was later included into Segment Two of the now repealed West Route 66 Sector Development Plan, with the intersection of Central Ave and 98th Street identified as a proposed pedestrian-oriented Neighborhood Activity Center. This Activity Center was to provide retail, commercial/ public services, public facilities, multi-family residences, and live/work spaces. Policy and regulatory guidance provided by all City Sector Plans were incorporated into the current Albuquerque Comprehensive Plan and Integrated Development Ordinance (IDO) that were adopted in 2017. At the same time, the subject site's zoning was updated to R-1B, Residential-Single Family (Medium Lot) to provide for single-family homes and limited civic and institutional uses that would serve the surrounding residential area.

Currently, the lot contains a single, 1,080 sq ft residential property constructed in 1950.

Roadway System

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

The LRRS map classifies 98th St NW to the west as an existing Community Principal Arterial roadway. The east-west running Central Ave NW to the south of the subject site is also identified as an existing Community Principal Arterial roadway that turns into an Existing Regional Principal Arterial roadway at and immediately west of 98th St NW.

Comprehensive Plan Designations

The subject site is not located within any Centers or along any Corridors but is located within a quarter of a mile (1,320 feet) of the Central Avenue Major Transit Corridor.

The subject site is located within an Area of Consistency, and lies within the Southwest Mesa Community Planning Area (CPA).

Overlay Zones

The subject site is not located within any Overlay Zone (IDO Section 14-16-3-3).

Trails/Bikeways

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

There is an existing bike lane that runs north-south along 98th St NW. Bike lanes are designated exclusively for bicycle travel and separated from vehicle travel lanes with striping and pavement stencils. Currently, there is a wide shoulder along Central Ave/ Route 66 where bikes must share a road with vehicles; there is a Protected Bike Lane Proposed for Central Ave in this area.

Transit

The subject site is served by ABQ Ride Route 54 (Bridge/Westgate) and 198 (98th St/ Dennis Chavez) east-west along Central Ave/ Route 66, the latter of which turns south at 98th St NW. Route 54 operates Monday through Saturday with a weekday peak frequency of about 45-minutes with hourly service Saturdays. Route 198 operates seven days a week with a weekday and weekend peak frequency of about 30-minutes. Bus stops are located on the north and south sides of Central Ave near 94th St NW.

Public Facilities/Community Services

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

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

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

Infill Development: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Non-Residential Zone District: Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

Premium Transit (PT) Area: Lots within 660 feet in any direction of a transit station with transit service of 15 minute or greater frequency on a Premium Transit Corridor as designated by the ABC Comp Plan, as amended. Development standards associated with the Premium Transit designation apply once the station locations have been identified and funding for the transit service and any associated streetscape improvements has been secured.

Zoning

The subject site is currently zoned R-1B (Residential – Single-Family Zone District). The purpose of the R-1 Zone District is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

The request is to change the subject site's zoning of R-1B to NR-C (Non-Residential – Commercial Zone District). The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses.

The key difference between the R-1B and the NR-C zone districts is that the R-1B zone district allows for a variety of residential uses while NR-C does not. NR-C is specifically for non-residential, medium-scale retail, office, commercial, and institutional uses.

For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3) in this report (p. 14).

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan designates as an Area of Consistency. Areas of Consistency are used to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character.

The Goals and Policies listed below were included by the applicant in the justification letter. Goals and Policies added by Staff are indicated with a *. Staff analysis follows in ***bold italic*** text.

Chapter 5: Land Use

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

The request would transform a relatively large, low-density residential development (approximately 5.2 acres) into a space allowing medium-scale retail, office, commercial, and institutional uses to serve both neighborhood and area-wide needs, as well as some light industrial uses. Development of the subject site would likely result in additional employment opportunities in a developing area west of the Rio Grande River, where there is a deficit of jobs compared to the amount of housing units. Some people would be able potentially to work nearer to where they live and additional services could also result. The request generally furthers Goal 5.2- Complete Communities.

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

The request could contribute to creating a healthy, sustainable, and distinct community because it would expand non-residential uses in the area and in the future, potentially allow such community amenities as school, day care, gym facilities, art gallery, or bank. However, there is no guarantee that future development would be neighborhood friendly (e.g. motel, night club, heavy vehicle sales, rental, fueling, and repair) or conveniently accessible. The request partially furthers Policy 5.2.1- Land Uses.

Sub-policy 5.2.1(b)- Encourage development that offers choices in transportation, work areas, and lifestyles.

The request encourages development that offers choices in transportation, work areas, and lifestyles. In terms of transportation choices, the subject site is easily accessible by vehicle and can also be reached by bicycle, bus, and less conveniently by walking as it lies within a mile of the freeway (Interstate-40), a quarter of a mile of a bike lane as well as the intersection of two Community Principal Arterial roadways—98th St NW and Central Ave NW, the latter of which offers bus service. The development could offer employment opportunities, which is more diverse than the opportunities available with single-family residential zoning. Future uses may also include a wider variety of work options as allowed by a Non-Residential – Commercial (NR-C) Zone District. The request generally furthers Sub-policy 5.2.1(b) – Land Uses.

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

The subject site is served by existing residential infrastructure. Development made possible by the request would generally promote efficient development patterns and use of land. Future development on the subject site featuring uses allowed in the NR-C Zone District would support the public good in the form of economic development, job creation, and an expansion to the tax base. The request furthers Goal 5.3 Efficient Development Patterns.

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support development on the subject site, and therefore furthers Policy 5.3.1 Infill Development.

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

A zone change to NR-C would allow for the addition of jobs and employment opportunities west of the Rio Grande while reducing the availability of land for residential building. The subject site's location is on the West Side, so any development made possible by the request would foster employment opportunities on the West Side. The request furthers Goal 5.4- Jobs-Housing Balance.

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

The development of the subject site as an office-warehouse site as well as any future development pursuant to NR-C Zone District would allow for the addition of jobs and employment opportunities, thereby adding needed jobs to the City's West Side. The request furthers Policy 5.4.2- West Side Jobs.

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

The subject site is within an Area of Consistency as designated by the Comprehensive Plan and is not located in a Center or Corridor. This property is bordered by residential neighborhood to the north and east and by commercial and business park to the west and south. Areas of Consistency are designed to reinforce the character and intensity of existing development, in this case, the subject site sits at the border of two different types of uses, one is designated for residential and low-impact community and the other is designated for higher intensity uses. The proposed zone change would reinforce the character and intensity of the adjacent areas to the south, west, and northwest.

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

The subject site was intended to develop as a single-family, residential neighborhood, originally designated for 20 dwelling units per acre. As the property currently supports only a single residential dwelling, the request would change the area's character by facilitating commercial development on the subject site. However, the proposed NR-C zone change would foster development of uses that are consistent with the adjacent NR-C property to the south. The request mostly furthers Policy 5.6.3- Areas of Consistency.

Chapter 8: Economic Development

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

The subject site is located in an Area of Consistency, outside of a designated Center and not along a designated Corridor. However, the area is beginning to attract further development—both residential and business—where additional conveniences and jobs would support the nearby neighborhood as well as potentially attract regional growth, thus helping to create a place where businesses and talent would stay and thrive. The request generally furthers Goal 8.1- Placemaking.

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

The request would expand the community's access to commercial services and jobs, that encourages economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. The request furthers Policy 8.1.2- Resilient Economy.

Sub-Policy 8.1.2(c)- Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request would prioritize local job creation, employer recruitment, and support for development. There is no guarantee that local residents will be hired, however, additional commercial uses would increase the availability of jobs for local residents. Additional employment is especially needed to improve the housing-job balance west of the Rio Grande River, which has a notable shortage of jobs relative to housing. The request furthers Sub-Policy 8.1.2(c)- Resilient Economy.

*Policy 8.1.3 -Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

The request to the NR-C zone would allow manufacturing uses on the subject site, which would result in economic base employment opportunities that would have a multiplier effect through the local economy and help reduce reliance on government spending. The request furthers Policy 8.1.3- Economic Base.

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

Requirements

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings:

1. There was an error when the existing zone district was applied to the property.
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 Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone changes justification letter analyzed here, received October 31, 2023, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-1B (Residential - Single Family Zone District). The requested zoning is NR-C (Non-Residential - Commercial Zone District). The reason for the request is to develop an office and warehouse building. The subject site is in an Area of Consistency.

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

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

Applicant Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City by furthering a preponderance of applicable goals and policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. The following ABC Comp Plan policy analysis demonstrates that this proposed zone change benefits the surrounding neighborhood and the City as a whole.*

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

Applicable citations: Goal 5.2- Complete Communities; Policy 5.2.1- Land Uses; Sub-policy 5.2.1(b)- Land Uses; Goal 5.3- Efficient Development Patterns; Policy 5.3.1- Infill Development; Policy 5.4.2- West Side Jobs; Goal 5.6- City Development; Policy 5.6.3- Areas of Consistency; Goal 8.1- Placemaking; Policy 8.1.2-Resilient Economy; Sub-policy 8.1.2(c)- Resilient Economy; *8.1.3 -Economic Base.

Non-applicable Citations: None.

The applicant's policy-based response satisfactorily demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding Complete Communities, Land Uses, Efficient Development Patterns, Infill Development, West Side jobs, city development, Areas of Consistency, and Placemaking and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

- B. Criterion 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce 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 that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant response: The requested Zone Map Amendment for this lot would clearly reinforce or strengthen the established character of the surrounding Area of Consistency. Figure 4 outlines the Area of Consistency along 98th Street from I-40 to slightly beyond Central Ave. Area analysis was done to compare the composition of residential and non-residential zonings. The summary of our findings is that this Area of Consistency contains approximately 47% residential zoning and 53% non-residential zoning. Therefore, we argue that the character of the area around the site is mixed, with a slightly higher non-residential composition. The zone change would strengthen this character. Furthermore, properties abutting or easily accessible from 98th Street, an urban principal arterial, such as this one and the neighboring Whataburger are predominantly non-residential, showcasing a tendency to create non-residential developments most easily accessible from 98th Street and to create residential developments further down local urban streets. This property abuts a lot, zoned NR-BP, that is at the intersection of 98th Street and Volcano Road, and the zone change to NR-C would encourage development that matches the non-residential

character not only of the surrounding Area of Consistency but also of other properties along or near 98th Street. This zone change would not permit development that is significantly different from that character, and rather would encourage development that further reinforces the character of the area.

The requested Zone Map Amendment is applicable to both Criteria #2 and #3. The original zoning applied to this property, wholly located in an Area of Consistency, indicated residential use, the original intent of the property. However, the area has recently experienced growth and a surge in development of mixed-use and commercial sites surrounding the nearby intersection. Because of this surge in development in recent years, the area surrounding this lot has undergone significant change. Nearby neighborhoods have remained developed and populated, yet only fairly recently has commercial development brought varied land uses to the area. This zone change would further create consistency in the surrounding community.

The NR-C zone creates a consistent and stable land use pattern along the intersection of Volcano Rd. and 98th St. by allowing for permissive uses that are applicable for other adjacent non-residential zoned properties. Because the NR-C zoning allows for relatively low-intensity commercial development, much like other properties across from 98th Street and Volcano Road, the potential uses of this lot under new zoning would not significantly change the character of the surrounding Area of Consistency. A different zone district is more advantageous to the community because it will provide needed jobs to the West Mesa area and encourage further development of the undeveloped lots to the west and north, which will further provide jobs. The development of the subject property, which is nearby growing and existing businesses, will further Comprehensive Plan goals and policies regarding efficient land uses, infill development, and the nurturing of a growing and resilient economy, as outlined in Applicant response to 6-7(G)(3)(a).

Staff: The subject site is located wholly in an Area of Consistency. Areas of Consistency are used to apply policies limiting new development to an intensity and scale consistent with the existing character of surrounding neighborhoods. Directing growth to Areas of Change is intended to help preserve and protect established neighborhoods in Areas of Consistency. The request would clearly reinforce the established character of the area and would not result in development that would differ significantly from that character.

The request also generally meets Sub-criterion 3 because a zone district different from the current zoning would generally be more advantageous to the community as articulated by the applicant's policy-based response addressed in Criterion A. The response to Criterion B is sufficient.

- C. Criterion 6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:
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 Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: This criterion does not apply as the subject property is located wholly in an Area of Consistency.

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

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

Applicant Response: The requested zoning of NR-C will not include permissive uses that will be harmful to adjacent properties as any development of the property will be required to meet any and all applicable design criteria in the IDO Use-Specific Standards. Below is a table outlining all use changes caused by changing the zoning from R-1B to NR-C.

Use	R-1B	NR-C	Use	R-1B	NR-C
Residential Uses					
Dwelling, single-family detached	P		Dwelling, cluster development	P	
Dwelling, cottage development	P		Community residential facility, small	P	
Civic and Institutional Uses					
Adult or child day care facility		P	Community center or library	P	C
Elementary or middle school	C	P	High school	C	P
Hospital		P	Museum		P
Overnight shelter		C	Sports field		P
University or college		P	Vocational school		P
Commercial Uses					
Agriculture and Animal-related					
Kennel		P	Nursery		P
Veterinary hospital		P	Other pet services		P
Food, Beverage, and Indoor Entertainment					
Auditorium or theater		P	Bar		P
Catering service		P	Health club or gym		P
Mobile food truck court		P	Nightclub		P
Residential community amenity, indoor	P		Restaurant		P
Tap room or tasting room		P	Other indoor entertainment		P
Lodging					
Bed and breakfast	CA		Campground or recreational vehicle park		P
Hotel or motel		P			
Motor Vehicle-related					
Car wash		P	Heavy vehicle and equipment sales, rental, fueling and repair		P
Light vehicle fueling station		P	Light vehicle repair		P

Light vehicle sales and rental		P	Outdoor vehicle storage		C
Paid parking lot		P	Parking structure		P
<i>Offices and Services</i>					
Bank		P	Blood services facility		C
Club or event facility		P	Commercial services		P
Construction contractor facility and yard		P	Medical or dental clinic		P
Mortuary		P	Office		P
Personal and business services, small		P	Personal and business services, large		P
Research or testing facility		P	Self-storage		P
<i>Outdoor Recreation and Entertainment</i>					
Amphitheater		C	Drive-in theater		C
Residential community amenity, outdoor	P		Other outdoor entertainment	CA	P
<i>Retail Sales</i>					
Art gallery	CV	P	Bakery goods or confectionary shop		P
Building and home improvement materials store		P	Cannabis retail		P
Farmer's market	T	P	General retail, small		P
General retail, medium		P	General retail, large		P
Grocery store		P	Liquor retail		C
Nicotine retail		C	Pawn shop		P
<i>Transportation</i>					
Helipad		A	Park-and-ride lot		C
Transit facility		P			
<i>Industrial Uses</i>					
Artisan manufacturing		P	Cannabis cultivation		P
Cannabis-derived products manufacturing		P	Light manufacturing		P
Wind energy generation		A			
<i>Wireless Telecommunications Facility (WTF)</i>					
Freestanding		P	Roof-mounted		A
<i>Waste and Recycling</i>					
Recycling drop-off bin facility		P			
<i>Wholesaling and Storage</i>					
Outdoor storage		C	Warehousing		P
Wholesaling and distribution center		P			
<i>Accessory and Temporary Uses</i>					
<i>Accessory Uses</i>					
Automated Teller Machine (ATM)		A	Drive-through or drive-up facility	A	
Family care facility	A		Family home day care	CA	
Hobby breeder	A		Home occupation	A	
Mobile vending cart		A	Outdoor animal run	A	CA
Outdoor dining area		A	Second kitchen in a dwelling	A	
Other use accessory to non-residential primary use		A	Other use accessory to residential primary use	A	
<i>Temporary Uses</i>					

Circus		T	Open air market		T
Park-and-ride facility, temporary		T	Safe outdoor space		T
Seasonal outdoor sales		T	Temporary use not listed		T
Garage or yard sale		T			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary Blank Cell = Not Allowed					

Because this zone change will affect all subsequent ownership, it is important to address potential uses that may be deemed as harmful to the adjacent property, the neighborhood, and/or the community as a whole. For example, cannabis cultivation and product manufacturing are two uses that would be allowed with this zoning that may be deemed harmful. These activities are controlled by IDO and legal standards and are done so in a way that minimizes harm to the surrounding area. Manufacturing is limited; a large factory is not permitted in NR-C, and only light manufacturing would be permitted on site. Cannabis cultivation would be allowed but is similarly controlled as to not affect nearby properties. Retail sales in a large capacity would be limited both by the size of the lot and by the standards of the IDO. Overall, notably harmful uses are not allowed in NR-C, and those that may still be deemed harmful must be approved by a governing body and reviewed by the local community before beginning development. Because of this, harmful uses in this zone will be largely avoided.

Section 14-16-4-3 outlines Use-specific Standards that mitigate potential harmful impacts from these uses to nearby residential development. Landscape buffers and setbacks will be incorporated, and any development on the property must comply with all IDO Standards in Section 14-16-5, Development Standards. Because of this, it should be noted that, while the property is adjacent to existing low-density residential development, Use-specific Standards in tandem with Development Standards provided in the IDO will regulate the use of this property to ensure usage proper for the lot itself and surrounding lots.

Staff: The applicant compared allowable uses in the existing R-1B (Residential, Single Family) Zone District and the proposed NR-C (Non-residential, Commercial) Zone District. The most important difference between the two zones is that non-residential commercial activities (e.g. Food, Beverage, and Indoor Entertainment; Lodging; Motor Vehicle; Offices and Serviced; Retail Sales, Manufacturing; and Wholesaling and Storage)—permissive and conditional—would become permissive in previously residentially zoned area. The applicant discusses how cannabis cultivation and product manufacturing as well as large-scale retail sales may be allowed and especially considered harmful, especially if next to a residential community.

However, these activities would be located adjacent to an area that already allows similar uses, and many of these services would require greater acreage. Furthermore, the IDO has Use-Specific standards to mitigate the impacts of uses that could be considered harmful and that would serve to protect and preserve the identity of the neighborhood. The response to Criterion D is sufficient.

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

1. Have adequate capacity to serve the development made possible by the change of zone.

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

Applicant Response: *Development on this lot will go through the Site Plan Administrative process. During this, the Applicant will address infrastructure to ensure that it meets Criterion 3 by fulfilling any necessary obligations to have adequate infrastructure capacity.*

Staff: The subject site currently accesses City infrastructure and public improvements as a residential site, and should have adequate capacity to serve the development when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (Criterion 3). The response to Criterion E is sufficient.

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

Applicant Response: *The Applicant's justification for the Zoning Map Amendment request is not based on the property's location along a major street. The subject property is located on Volcano Rd., a local urban street. The closest major street is 98th St., an urban principal arterial, which is less than 500 feet to the west. While it is near a major street, it is wholly located on Volcano Rd. and is not at the intersection of Volcano Rd. and 98th St.*

Staff: The subject site is neither located on a major street nor adjacent to a major roadway. The justification is not based on location. Rather, the applicant claims that the request is justified because it furthers applicable Comprehensive Plan Goals and Policies. The response to Criterion F is sufficient.

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

Applicant Response: *The Applicant's justification for the Zoning Map Amendment request does not completely or predominantly consider either the cost of land or economic considerations. The Applicant has determined that the location of the property is a good location for their intended purpose.*

Staff: The request is not completely based on the cost of land or other economic considerations. The applicant has demonstrated that the request furthers applicable Comprehensive Plan Goals and Policies and would not result in development that differs from the area's established character. The response to Criterion G is generally sufficient.

- H. Criterion 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.

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

Applicant Response: *The Applicant's request for the Zoning Map Amendment request does not create a spot zone on the subject property. Rather, it will create zoning that is consistent with the NR-C zoned properties across Volcano Rd. to the south and those NR-C-zoned properties southwest of the 98th St.-Volcano Rd. intersection. Overall, the NR-C zone will be an appropriate zone for this property and will provide a more stable land use pattern for the area.*

Staff: A zone change from R-1B to NR-C would not result in a spot or strip zone because it would not apply a different zone to one small area or one premise. The property located south of and adjacent to the subject site is zoned NR-C. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few Agency Comments were received and there were no objections to the proposed ZMA.

Comments offered by ABCWUA, SWMD, and PNM may become more important as future site plans are reviewed. Agency comments begin on Page 29.

Neighborhood/Public

Notification requirements are found in Table 6-1-1 (Summary of Development Review Procedures) of Part 14-16-6 Administration and Enforcement, and are further explained in Part 14-16-6-4(K) Public Notice section. Registered neighborhood associations (NA) were notified as required and include Avalon NA, Westside Coalition of NAs (WSCONA), and South West Alliance of Neighborhoods. Property owners within 100 feet of the subject site were also notified as required (see Attachments).

A pre-application neighborhood meeting was not required. Staff was visited by a concerned neighbor to learn more about the project. However, as of this writing, Staff is not aware of any support or opposition to this project.

IV. CONCLUSION

The request is for a Zoning Map Amendment for an approximately 5.2-acre site, located on the north side of Volcano Rd. NW, at 9705 Volcano Rd NW, east of 98th St and west of East Ridge St SW ("the subject site").

The subject site is zoned R-1B (Residential - Single Family Zone District). The applicant is requesting a zone change to NR-C (Non-residential - Commercial Zone District) to allow future commercial development which is currently proposed as an office and warehouse building.

The applicant's policy-based analysis generally demonstrates that the request would clearly reinforce the established character of the area, and would not result in development that would differ significantly from that character in this Area of Consistency. A variety of applicable Comprehensive Plan Goals and policies are furthered.

The affected neighborhood organizations were notified as required, as were property owners within 100 feet of the subject site. One member of the public contact Staff with questions about the zone change. However, Staff is not aware of any support or opposition as of this writing.

Staff recommends approval.

FINDINGS – RZ-2023-00038, November 16, 2023 – Zoning Map Amendment

1. The request is for a Zoning Map Amendment for an approximately 5.2-acre site, legally described as all or a portion of Tract 13 Unit 5 Town of Atrisco Grant located on the north side of Volcano Rd. NW, at 9705 Volcano Rd NW, east of 98th St and west of East Ridge St SW (“the subject site”).
2. The subject site is currently zoned R-1B (Residential - Single Family Zone District), and is currently being used for a single residence.
3. The applicant is requesting a zone change to NR-C (Non-residential – Commercial Zone District) to allow future commercial development, which is currently proposed as an office and warehouse building.
4. The subject site is in an Area of Consistency by the Comprehensive Plan. It is not located along a Major Transit Corridor and is not located in a Center as designated by the Comprehensive Plan.
5. The Albuquerque Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following Goals and Policies from Comprehensive Plan Chapter 5: Land Use, with respect to complete communities:
 - A. Goal 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would transform a relatively large, low-density residential development (approximately 5.2 acres) into a space allowing medium-scale retail, office, commercial, and institutional uses to serve both neighborhood and area-wide needs, as well as some light industrial uses. Development of the subject site would likely result in additional employment opportunities in a developing area west of the Rio Grande River, where there is a deficit of jobs compared to the amount of housing units. Some people would be able potentially to work nearer to where they live and additional services could also result.

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

The request could contribute to creating a healthy, sustainable, and distinct community because it would expand non-residential uses in the area and in the future, potentially allow such community amenities as school, day care, gym facilities, art gallery, or bank. However, there is no guarantee that future development would be neighborhood friendly (e.g. motel, night club, heavy vehicle sales, rental, fueling, and repair) or conveniently accessible.

- C. Sub-policy 5.2.1(b)- Encourage development that offers choices in transportation, work areas, and lifestyles.

The request encourages development that offers choices in transportation, work areas, and lifestyles. In terms of transportation choices, the subject site is easily accessible by vehicle and can also be reached by bicycle, bus, and less conveniently by walking as it lies within a mile

of the freeway (Interstate-40), a quarter of a mile of a bike lane as well as the intersection of two Community Principal Arterial roadways—98th St NW and Central Ave NW, the latter of which offers bus service. The development could offer employment opportunities, which is more diverse than the opportunities available with single-family residential zoning. Future uses may also include a wider variety of work options as allowed by a Non-Residential – Commercial (NR-C) Zone District.

7. The request furthers the following Goals and Policies from Comprehensive Plan Chapter 5: Land Use, with respect to efficient development patterns.

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

The subject site is served by existing residential infrastructure. Development made possible by the request would generally promote efficient development patterns and use of land. Future development on the subject site featuring uses allowed in the NR-C Zone District would support the public good in the form of economic development, job creation, and an expansion to the tax base.

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support development on the project site.

8. The request furthers the following Goal and Policy from Comprehensive Plan Chapter 5: Land Use, with respect to the westside jobs-housing balance:

- A. Goal 5.4- Jobs-Housing Balance: A zone change to NR-C would allow for the addition of jobs and employment opportunities west of the Rio Grande while reducing the availability of land for residential building. The subject site's location is on the West Side, so any development made possible by the request would foster employment opportunities on the West Side.

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

The development of the subject site as an office-warehouse site as well as any future development pursuant to NR-C Zone District regulation would allow for the addition of jobs and employment opportunities, thereby adding needed jobs to the City's West Side.

9. The request furthers the following Goal and Policy from Comprehensive Plan Chapter 5: Land Use, with respect to City Development Areas:

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

The subject site is within an Area of Consistency as designated by the Comprehensive Plan and is not located in a Center or Corridor. This property is bordered by residential neighborhood to the north and east and by commercial and business park to the west and south.

Areas of Consistency are designed to reinforce the character and intensity of existing development, in this case, the subject site sits at the border of two different types of uses, one is designated for residential and low-impact community and the other is designated for higher intensity uses. The proposed zone change would reinforce the character and intensity of the adjacent areas to the south, west, and northwest.

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

The subject site was intended to develop as a single-family, residential neighborhood, originally designated for 20 dwelling units per acre. As the property currently supports only a single residential dwelling, the request would change the area's character by facilitating commercial development on the subject site. However, the proposed NR-C zone change would foster development of uses that are consistent with the adjacent NR-C property to the south.

10. The request furthers the following Goals and Policies from Comprehensive Plan Chapter 8: Economic Development:

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

The subject site is located in an Area of Consistency, outside of a designated Center and not along a designated Corridor. However, the area is beginning to attract further development—both residential and business—where additional conveniences and jobs would support the nearby neighborhood as well as potentially attract regional growth, thus helping to create a place where businesses and talent would stay and thrive.

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

The request would expand the community's access to commercial services and jobs, that encourages economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

- C. Sub-Policy 8.1.2(c)- Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request would prioritize local job creation, employer recruitment, and support for development. There is no guarantee that local residents will be hired, however, additional commercial uses would increase the availability of jobs for local residents. Additional employment is especially needed to improve the housing-job balance west of the Rio Grande River, which has a notable shortage of jobs relative to housing.

- D. *Policy 8.1.3 -Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

The request to the NR-C zone would allow manufacturing uses on the subject site, which would result in economic base employment opportunities that would have a multiplier effect through the local economy and help reduce reliance on government spending.

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

- A. Criterion A: Consistency with the City's health, safety, and general welfare is upheld by demonstrating that the request largely furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them.
- B. Criterion B: The subject site is located wholly in an Area of Consistency. Areas of Consistency are used to apply policies limiting new development to an intensity and scale consistent with the existing character of surrounding neighborhoods. Directing growth to Areas of Change is intended to help preserve and protect established neighborhoods in Areas of Consistency. The request would clearly reinforce the established character of the area and would not result in development that would differ significantly from that character.

The request also generally meets Sub-criterion 3 because a zone district different from the current zoning would generally be more advantageous to the community as articulated by the applicant's policy-based response addressed in Criterion A.

- C. Criterion C: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.
- D. Criterion D: The applicant compared allowable uses in the existing R-1B (Residential, Single Family) Zone District and the proposed NR-C (Non-residential, Commercial) Zone District. The most important difference between the two zones is that non-residential commercial activities (e.g. Food, Beverage, and Indoor Entertainment; Lodging; Motor Vehicle; Offices and Serviced; Retail Sales, Manufacturing; and Wholesaling and Storage)—permissive and conditional—would become permissive in previously residentially zoned area. The applicant discusses how cannabis cultivation and product manufacturing as well as large-scale retail sales may be allowed and especially considered harmful, especially if next to a residential community.
However, these activities would be located adjacent to an area that already allows similar uses, and many of these services would require greater acreage. Furthermore, the IDO has Use-Specific standards to mitigate the impacts of uses that could be considered harmful and that would serve to protect and preserve the identity of the neighborhood.
- E. Criterion E: The subject site currently accesses City infrastructure and public improvements as a residential site, and should have adequate capacity to serve the development when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (Criterion 3).
- F. Criterion F: The subject site is neither located on a major street nor adjacent to a major roadway. The justification is not based on location. Rather, the applicant claims that the request is justified because it furthers applicable Comprehensive Plan Goals and Policies.
- G. Criterion G: The request is not completely based on the cost of land or other economic considerations. The applicant has demonstrated that the request furthers applicable

Comprehensive Plan Goals and Policies and would not result in development that differs from the area's established character.

- H. Criterion H: A zone change from R-1B to NR-C would not result in a spot or strip zone because it would not apply a different zone to one small area or one premise. The property located south of and adjacent to the subject site is zoned NR-C.
12. The applicant's policy-based analysis generally demonstrates that the request would clearly reinforce the established character of the area, and would not result in development that would differ significantly from that character in this Area of Consistency. A variety of applicable Comprehensive Plan Goals and policies are furthered.
13. Affected neighborhood entities—the Avalon Neighborhood Association, Westside Coalition Neighborhood Associations, and the South West Alliance of Neighborhoods (SWAN Coalition)—and property owners within 100 feet of the subject site were notified as required.
14. As of this writing, Staff has been contacted by one member of the public with questions about the zone change; however, there is no known support or opposition. Staff recommends approval.

RECOMMENDATION - RZ-2022-000038, November 16, 2023

APPROVAL of Project #: 2023-009365, Case #: RZ-2023-00038, a zone change from R-1B to NR-C, for an approximately 5.2-acre site, legally described as all or a portion of Tract 13 Unit 5 Town of Atrisco Grant located on the north side of Volcano Rd. NW, at 9705 Volcano Rd NW, east of 98th St and west of East Ridge St SW based on the preceding Findings.

Catherine Heyne
Catherine Heyne, Planner

Notice of Decision CC list:

Avalon NA- Samantha Pina, avasecretary121@gmail.com

Avalon NA- Lucy Anchondo, avalon3a@yahoo.com

Westside Coalition of Neighborhood Associations- Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations- Elizabeth Haley, elizabethkayhaley@gmail.com

Southwest Alliance of Neighborhoods (SWAN Coalition)- Lewis Hernandez Jr, luis@wccd.org

Southwest Alliance of Neighborhoods (SWAN Coalition)- Jerry Gallegos,
jgallegoswccd@gmail.com

Legal, dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement
Long Range Planning
Metropolitan Redevelopment
Transportation Development Review Services

CITY ENGINEER

Hydrology
Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

Should the zone amendment be approved, A site plan approved for access by the Solid Waste Department will be required. The trash enclosure must meet COA minimum requirements, which can be found at:

<https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordfont14.pdf>

TRANSIT DEPARTMENT

There are no transit facilities or transit service abutting this property. ABQ RIDE has no comments related to the zone change.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. No adverse comment to EPC Variance.
2. For informational purposes only:
 - 2a. The property has an existing water service, but not an existing sewer service.
 - 2b. Please make a Request for Availability to obtain conditions for service. For reference see the following link: <https://www.abcwua.org/info-for-builders-availability-statements/>

ALBUQUERQUE PUBLIC SCHOOLS

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments on the zone map change. This site is within the Tierra Bayita watershed identified in the Amole-Hubbell Drainage Master Plan. Any future development must conform to the requirements of the DMP.

COUNTY OF BERNALILLO

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM COMPANY

There are PNM facilities and/or easements along the Volcano Rd frontage and the southeast side of the site.

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

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

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

Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance.

Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

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

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

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

PHOTOGRAPHS

Existing Conditions



Figure 1: Overview of subject site looking north looking from Volcano Rd NW.



Figure 2: Looking west at the dwelling located on the subject site, 9705 Volcano Rd NW



Figure 3: Subject site overview looking west-southwest.



Figure 4: Subject site overview looking south.



Figure 5: Subject site overview looking east.

ZONING

Please refer to IDO Section 14-16-2-3(B) for the R1-B Zone

District & IDO Section 14-16-2-5(A) for the NR-C Zone District

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: R Spear Properties LLC		Phone:
Address: 9705 Volcano Rd., NW		Email:
City: Albuquerque	State: NM	Zip: 87121
Professional/Agent (if any): Tierra West, LLC		Phone: 505-278-7088
Address: 5571 Midway Park Pl., NE		Email: SLozoya@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

EPC Zone Map Amendment

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

Lot or Tract No.: 13	Block: 0000	Unit: 5
Subdivision/Addition: Hall --CH	MRGCD Map No.:	UPC Code: 100905710518330702
Zone Atlas Page(s): Z-09-z	Existing Zoning: R - 1B	Proposed Zoning: NR - C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 5.2

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 9705 Volcano Rd NW	Between: 98th St. NW	and: East Ridge St SW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 10-31-23
Printed Name: Sergio Lozoya	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

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

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature: _____

Date: 10-4-2023

Printed Name: Sergio Lozoya

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



Agent Authorization Form

August 15, 2023

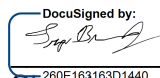
David Shaffer, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: All EPC Submittals
9705 Volcano Rd., NW
Zone Atlas Page: K-9-Z

I/We, (property owner name) R Spear Properties, LLC, a New Mexico limited liability company, as the owner(s) of the real property described as follows: Tract 13, Unit 5 Town of Atrisco Grant, do hereby authorize to act as my/our agent (Agents Name), **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

Troy Benavidez

Print Name

DocuSigned by:


260E163163D1440...

Signature

Manager

Title

8/23/2023 | 11:25 AM PDT

Date



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: 98th & Volcano Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: K-09-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT 13 UNIT 5 TOWN OF ATRISCO GRANT

City Address: 9705 VOLCANO RD NW ALBUQUERQUE NM 87121-7618

Applicant: Tierra West LLC Contact: Derek Bohannon

Address: 55714 Midway Park Pl NE

Phone#: 505-858-3100 Fax#: _____ E-mail: dbohannon@tierrawestllc.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: R1-B (Proposed NR-C)

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

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

Describe development and Uses:
16,940 SF of Small Office Building (ITE 712) and w,300 SF of
Warehouse (ITE 150)

Days and Hours of Operation (if known): Typical business hours 7am - 5pm

Facility

2 buildings (16,140 SF Warehouse ea/ 4,860 SF Office ea)

Building Size (sq. ft.): 1 buildings (25,520 SF Warehouse/ 3,780 SF Office)

Number of Residential Units: 0 SF

Number of Commercial Units: 3 buildings

Traffic Considerations

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

Expected Number of Employees (if known):* _____

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

Trip Generations during PM/AM Peak Hour (if known):* 46 pm / 37 am

Driveway(s) Located on: Street Name Volcano Road NW

Adjacent Roadway(s) Posted Speed: Street Name Volcano Rd NW Posted Speed 30 mph

Street Name Posted Speed _____

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Local

(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a

(urban center, employment center, activity center)

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

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

Adjacent Transit Service(s): None Nearest Transit Stop(s): Rapid Ride 766 Unser & Central

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None

(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: New Sidewalk at Volcano Frontage

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:



10/3/2023

TRAFFIC ENGINEER

DATE

Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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

PRE-APPLICATION REVIEW NOTES

PA#: 23-073 Notes Provided (date): 9-6-23

Site Address and/or Location: 9705 VOLCANO RD NW ALBUQUERQUE NM 87121-7618

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

Request. New development of Office/Warehouse, 4 buildings totaling 60,000 sf

Basic Site Information

Current Use(s): Low Density Residential Size (acreage): 5.2

Zoning: R-1B Overlay Zone(s): None

Comprehensive Plan Designations

Corridor(s): None

Development Area: Area of Consistency Near Major Public Open Space (MPOS)?: None

Center: None

Integrated Development Ordinance (IDO)

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

Proposed Use(s): Office, Warehouse

Use Specific Standards: None for Office, Warehousing 4-3(E)(18)

Applicable Definition(s):

Warehousing

The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation or for distribution to retailers, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use. (See also Self-storage.)

Office

Establishments providing executive, management, administrative, professional services, consulting, record keeping, or a headquarters of an enterprise or organization, but not including the on-premises sale of retail goods, or any use included in the definition of personal or business services.

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

Notice

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

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

Process

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

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

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

Decision Making Body: EPC

Is this a PRT requirement? NO

Handouts Provided

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

If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at planningprt@cabq.gov. Please include the PA# with your inquiry.

Applicant Questions:

1. 2-5(B)(3) - Our site would abut already NR-BP zoned area which would allow for a contiguous NR-BP area. Is there an existing Master Development Plan that specifies development standards?
 - Pursuant to 2-5(B)(3)(a) Eligibility for Rezoning to NR-BP, a zone change to NR-BP would not be allowed on the subject site because the abutting NR-BP zoned properties and the 5-acre site are not equivalent to or greater than 20 contiguous acres.
 - There is not an existing Master Development Plan approved for the site. Rezoning to the NR-BP zone district requires the approval of a Master Development Plan at the same time as the rezoning to the NR-BP.
2. If no Master Development Plan is present, please confirm if Site Plan - EPC or Site Plan Administrative is the appropriate procedure.
 - Once a zone change is approved, the proposed site plan would most likely be able to go through the Site Plan-Administrative process/DFT.
3. Are there any other IDO requirements that would affect the zone change?
 - According to the IDO Section 2-5(B)(3)(a)(1) Eligibility for Rezoning to NR-BP, the minimum total contiguous area eligible for an NR-BP zone designation is 20 acres.
 - Since NR-BP zoning would not be possible on the site, please look at the Allowable Use Table to determine a different zone designation.
 - NR-C zoning would not create a spot zone and the proposed uses are Permissive.

Additional Notes:

1. The office land use is not permissive in the R-1B zone district. See IDO Table 4-2-1 for allowable uses.

October 27, 2023

Mr. David Shaffer, Chair
Environmental Planning Commission
600 Second NW
Albuquerque, NM 87102

RE: Zoning Map Amendment
TRACT 13-unit 5 town of Atrisco Grant cont 5.2 ac
IDO ZONE ATLAS PAGE Z-09-z

Dear Mr. Shaffer:

The purpose of this letter is to provide justification for a Zoning Map Amendment for 9705 Volcano Rd. NW, Albuquerque, NM 87121 on behalf of R Spear Properties LLC. The legal description of the subject site is Tract 13 Unit 5 Town of Atrisco containing 5.2 acres. The subject site is located at 9705 Volcano Rd. NW, just north-east of 98th St. NW. The current zoning of this parcel is Residential – Single-Family (R-1B); we are requesting a zone map amendment to Non-Residential – Commercial (NR-C).

IDO provision 14-16-6-7(G)(1)(a) 2 states that an EPC hearing is required for proposals changing less than 10 gross acres of land located partially or completely in an Area of Consistency to a zone district other than NR-PO-B. As required by the IDO, neighborhood association representatives and neighbors within 100 feet of the site were contacted, and as of writing have not reached out to Tierra West in response.



Figure 1: Subject property.

Planning Context

The Applicant is requesting a zone change from R-1B to NR-C. Currently, the lot contains only a 1,080 sq ft. property constructed in 1950. It is located within the Southwest Mesa Community Planning Area and an Area of Consistency. It is located less than a quarter of a mile away from Central Ave, a Major Transit Corridor. The area is characterized by commercial and mixed use to the south and west and by low-density residential uses to the north and northeast. Directly east of the parcel is a lot zoned R-1B occupied by a single-family household, beyond that is a lot zoned R-MC, which is occupied by West Ridge Park (mobile home park).

The northeast area is zoned R-1A and contains single-family homes. The lot to the west is zoned NR-BP and is currently vacant. Across Volcano Rd. to the south are NR-C and NR-BP developments; the NR-C developments include McDonald's, Church's Chicken and Urban Wellness. West of 98th Street are several commercial developments on properties zoned MX-M, and NR-C to the south.

See Figure 2 below for zoning information, and Figure 3 for land uses surrounding the subject site.

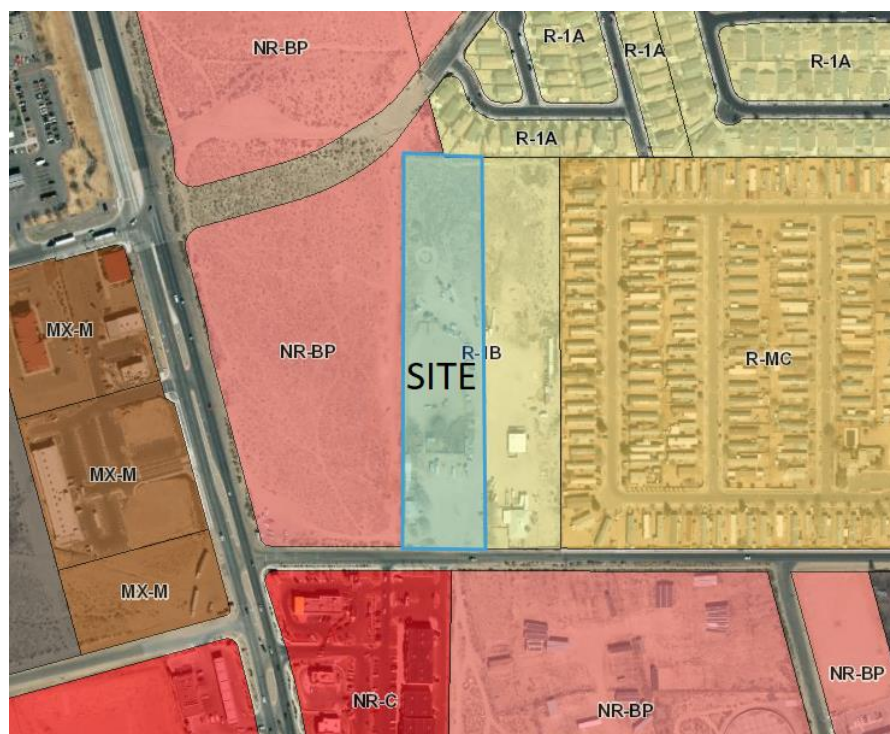


Figure 2: Surrounding Zoning

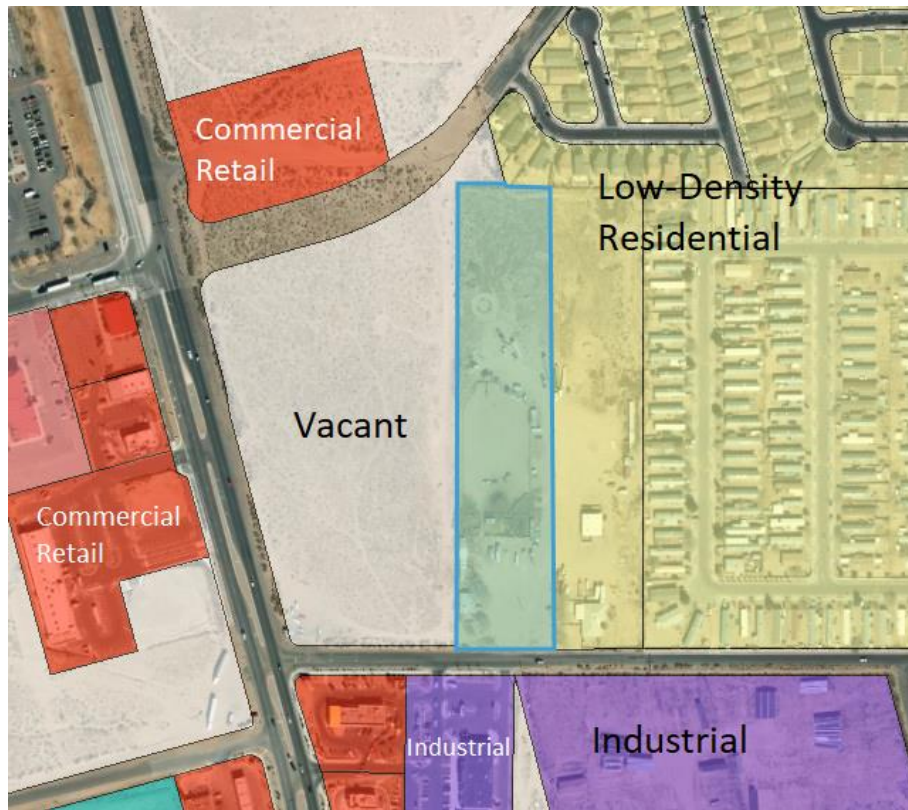


Figure 3: Surrounding Land Use. Site (highlighted in blue) is in Low-Density Residential.

Table 1. Surrounding Zoning and Land Use		
North	R-1A	Low-density Residential, single-family
East	R-1B	Low-density Residential, single-family
South	NR-C	Industrial, manufacturing
West	NR-BP	Vacant

Should the zoning map amendment be approved, the Agent is proposing to develop an office-warehouse building; the IDO’s purpose of the NR-C zone is to “accommodate medium-scale retail, office, commercial, and institutional uses, particularly where residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area”.

Figure 4 outlines the character of the surrounding area, in particular outlining Areas of Change and Consistency. The surrounding Area of Consistency has been divided into residential and non-residential zoning to identify the character of the area. In this analysis, we found that the overall characteristic of the area to be roughly split between non-residential and residential, with slightly more non-residential usage than residential.

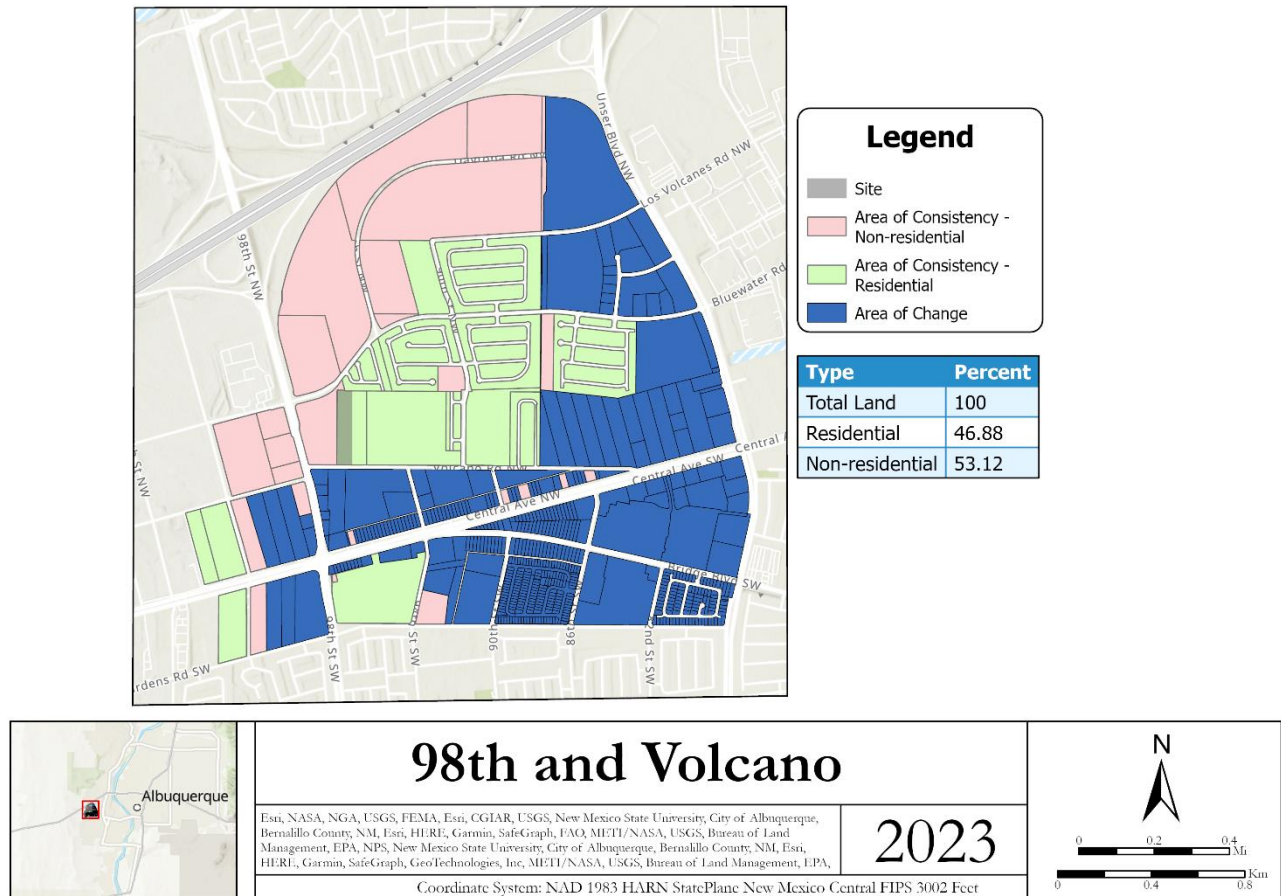


Figure 4: Surrounding Area of Change and Area of Consistency, the latter divided by usage category.

Zoning Map Amendment Justification

The zone change from R-1B to NR-C will benefit the surrounding neighborhood by furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as shown in the following analysis. The analysis describes how the proposed Zone Map Amendment furthers Goals and Policies regarding Complete Communities, Land Use, Efficient Development Patterns, Jobs-Housing Balance, West Side Jobs, Areas of Consistency and Placemaking. It will also provide much needed commercial services as described in the definition of NR-C in the IDO. The definition is as follows: *The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area.*

This request is supported by Comprehensive Plan goals and policies and meets the requirements for a Zoning Map Amendment – EPC per IDO Section 14-6-6-7(G) as follows:

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

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

Applicant Response: The proposed zone change is consistent with the health, safety, and general welfare of the City by furthering a preponderance of applicable goals and policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. The following ABC Comp Plan policy analysis demonstrates that this proposed zone change benefits the surrounding neighborhood and the City as a whole.

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

Applicant Response:

The proposed zone change would further Goal 5.2 as it would facilitate future development of the subject site with a mix of commercial uses.. The NR-C zone would facilitate the development of commercial uses in an area where there is a deficit of jobs and services compared to the amount of housing units in the area, specifically, west of the Rio Grande River. If approved, the proposed zone map amendment would foster a community where nearby residents could live, work, shop and play together by providing a zone which could facilitate the development of varied uses and job opportunities on the Westside.

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

Applicant Response: The proposed zone change to NR-C furthers Policy 5.2.1 by allowing varied land uses on the subject property in an easily accessible area, as it is near multiple neighborhoods and the 98th St. and I-40 intersection is approximately less than a quarter mile away from Central Ave., a Major Transit and Premium Transit Corridor. This lot's proximity to Central Ave. indicates it is within a reasonable walking distance of the transit corridor. Because of its proximity to this transit corridor, it is conveniently accessible through public transportation, walking, or by vehicle. Further, the increased access to this property will increase the sustainability of the community by bringing increased activity and "eyes on the street" to the surrounding businesses, where community members eat and work.

Sub-policy 5.2.1 b): *Encourage development that offers choices in transportation, work areas, and lifestyles.*

Applicant response: The proposed zone change encourages development that offers choice in transportation, work areas, and lifestyles by promoting the development of an NR-C lot. While the Agent's proposed development on this lot is a warehouse-office combination, there are many allowable uses within the NR-C zone that would be equally unique, such as light manufacturing or a plant nursery. Therefore, the new business that could be developed should the zone change be approved could provide unique choices in work areas and lifestyles. Its proximity to both I-40 a commuter corridor and Central Ave., a Major Transit Corridor and Premium Transit Corridor, also provides a choice in transportation. It is minutes away from I-40 by car and from Central Ave. by foot and/or public transportation; because of this, the development will offer increased choice not only in work areas and lifestyles but also in transportation.

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

Applicant Response:

The proposed zone change would promote development patterns that maximize the utility of existing infrastructure by developing in an established area and promoting infill development patterns. The commercial uses developed on the subject site would support the surrounding community and beyond with much needed services on the Westside.

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

Applicant response: The proposed zone change will further this goal by allowing for the development of a property that is supported by existing infrastructure. The zone change will foster development of this property with commercial uses, to support the public good (the well-being of the surrounding communities) and contribute to this active commercial area. Because the development of this lot will provide for new employment opportunities in the community, which is already supported by existing infrastructure and public facilities, the zone change will support additional growth that supports the well-being of the surrounding communities.

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

Applicant Response: The request would further Goal 5.4 by reducing the amount of R-1 zoning west of the Rio Grande and facilitating the development of commercial uses where appropriate. The amendment from R-1B to NR-C prioritizes and supports job growth west of the Rio Grande and contributes more job opportunities to support the job to housing ratio on the west side.

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

Applicant response: The proposed zone change will further this goal by fostering employment opportunities on the West Side. It will do so by encouraging development of commercial property near multiple residential zones, creating easily walkable and commutable jobs in an area with high employment needs. The furthering of this goal concurrently furthers the goals generally discussed in Southwest Mesa CPA's **4.5.2: Workforce Development** by increasing the currently low job-to-household ratio.

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

Applicant response: The request would ensure that development within the Area of Consistency, where the subject site is located, reinforces the character and intensity of the surrounding area. The character of the area is a mix of commercial and residential uses, with a majority of lots being zoned Non-Residential Business Park, Non-Residential – Commercial, and Mixed-Use. Furthermore, Figure 4 identifies the overall character in zoning of the Area of Consistency between I-40 and Central Ave. as 53% non-residential. The area is largely zoned for NR-B, which is more intense than NR-C. The proposed zone of NR-C would therefore further

reinforce the established character while fulfilling a need of services on the Westside. **Policy 5.6.3: Areas of Consistency:** *Protect and enhance the character of existing-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.*

Applicant response: The proposed zone change will further this goal by protecting and enhancing the character of an area outside of a center and corridor within an Area of Consistency. The potential development will be beholden to IDO standards outlined in *IDO section 2-5(A): Non-Residential – Commercial Zone District*, use standards outlined in *IDO Section 14-16-4: Use Regulations*, and *IDO Section 14-16-5: Development Standards*, including any standards required for NR-C zoning specifically in an Area of Consistency. Not only will development in this lot be beholden to IDO standards, but it shall also further enhance the character of the primarily non-residential Area of Consistency, which stretches from I-40 to Volcano Rd. As defined in the IDO, NR-C is specifically suited to areas that have a deficit in jobs and services compared to housing units, which is common on the Westside.

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

The proposed zone change will further Goal 8.1 Placemaking by facilitating the development of the subject site with uses permitted in the NR-C zone. This area is slowly becoming a hub where businesses are taking hold to support the nearby residential developments. Further developing this area will strengthen the neighborhood thus creating a place where businesses and talent will stay and thrive.

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

Applicant response: The proposed zone change will further this goal by encouraging economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. It will do so by allowing for development on a currently underutilized lot that is not presently encouraging any economic development efforts.

Sub-Policy 8.1.2 c): *Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.*

Applicant response: The proposed change will prioritize local job creation, employer recruitment, and support for development projects that hire local residents by creating a lot that can be occupied for commercial uses, upon which commercial development will inevitably require the local employer(s) who base their business within this lot to hire local residents. This is especially beneficial for those in nearby neighborhoods and the general Southwest Mesa area, which has a notable shortage of jobs for the local residents.

6-7(G)(3)(b): *If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the 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 appropriate 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).*

Applicant response: The requested Zone Map Amendment for this lot would clearly reinforce or strengthen the established character of the surrounding Area of Consistency. Figure 4 outlines the Area of Consistency along 98th Street from I-40 to slightly beyond Central Ave. Area analysis was done to compare the composition of residential and non-residential zonings. The summary of our findings is that this Area of Consistency contains approximately 47% residential zoning and 53% non-residential zoning. Therefore, we argue that the character of the area around the site is mixed, with a slightly higher non-residential composition. The zone change would strengthen this character. Furthermore, properties abutting or easily accessible from 98th Street, an urban principal arterial, such as this one and the neighboring Whataburger are predominantly non-residential, showcasing a tendency to create non-residential developments most easily accessible from 98th Street and to create residential developments further down local urban streets. This property abuts a lot, zoned NR-BP, that is at the intersection of 98th Street and Volcano Road, and the zone change to NR-C would encourage development that matches the non-residential character not only of the surrounding Area of Consistency but also of other properties along or near 98th Street. This zone change would not permit development that is significantly different from that character, and rather would encourage development that further reinforces the character of the area.

The requested Zone Map Amendment is applicable to both Criteria #2 and #3. The original zoning applied to this property, wholly located in an Area of Consistency, indicated residential use, the original intent of the property. However, the area has recently experienced growth and a surge in development of mixed-use and commercial sites surrounding the nearby intersection. Because of this surge in development in recent years, the area surrounding this lot has undergone significant change. Nearby neighborhoods have remained developed and populated, yet only fairly recently has commercial development brought varied land uses to the area. This zone change would further create consistency in the surrounding community.

The NR-C zone creates a consistent and stable land use pattern along the intersection of Volcano Rd. and 98th St. by allowing for permissive uses that are applicable for other adjacent non-residential zoned properties. Because the NR-C zoning allows for relatively low-intensity commercial development, much like other properties across from 98th Street and Volcano Road, the potential uses of this lot under new zoning would not significantly change the character of the surrounding Area of Consistency. A different zone district is more advantageous to the community because it will provide needed jobs to the Western Mesa area and encourage further development of the undeveloped lots to the west and north, which will further provide jobs. The development of the subject property, which is nearby growing and existing businesses, will further Comprehensive Plan goals and policies regarding efficient land uses, infill development, and the nurturing of a growing and resilient economy, as outlined in Applicant response to **6-7(G)(3)(a)**.

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

1. *There was typographical or clerical error when the existing zone district was applied to the property.*

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

Applicant response: This criterion does not apply as the subject property is located wholly in an Area of Consistency.

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

Applicant response: The requested zoning of NR-C will not include permissive uses that will be harmful to adjacent properties as any development of the property will be required to meet any and all applicable design criteria in the IDO Use-Specific Standards. Below is a table outlining all use changes caused by changing the zoning from R-1B to NR-C.

Use	R-1B	NR-C	Use	R-1B	NR-C
Residential Uses					
Dwelling, single-family detached	P		Dwelling, cluster development	P	
Dwelling, cottage development	P		Community residential facility, small	P	
Civic and Institutional Uses					
Adult or child day care facility		P	Community center or library	P	C
Elementary or middle school	C	P	High school	C	P
Hospital		P	Museum		P
Overnight shelter		C	Sports field		P
University or college		P	Vocational school		P
Commercial Uses					
<i>Agriculture and Animal-related</i>					
Kennel		P	Nursery		P
Veterinary hospital		P	Other pet services		P
<i>Food, Beverage, and Indoor Entertainment</i>					
Auditorium or theater		P	Bar		P
Catering service		P	Health club or gym		P
Mobile food truck court		P	Nightclub		P
Residential community amenity, indoor	P		Restaurant		P
Tap room or tasting room		P	Other indoor entertainment		P
<i>Lodging</i>					
Bed and breakfast	CA		Campground or recreational vehicle park		P
Hotel or motel		P			
<i>Motor Vehicle-related</i>					
Car wash		P	Heavy vehicle and equipment sales, rental, fueling and repair		P
Light vehicle fueling station		P	Light vehicle repair		P

Light vehicle sales and rental		P	Outdoor vehicle storage		C
Paid parking lot		P	Parking structure		P
<i>Offices and Services</i>					
Bank		P	Blood services facility		C
Club or event facility		P	Commercial services		P
Construction contractor facility and yard		P	Medical or dental clinic		P
Mortuary		P	Office		P
Personal and business services, small		P	Personal and business services, large		P
Research or testing facility		P	Self-storage		P
<i>Outdoor Recreation and Entertainment</i>					
Amphitheater		C	Drive-in theater		C
Residential community amenity, outdoor	P		Other outdoor entertainment	CA	P
<i>Retail Sales</i>					
Art gallery	CV	P	Bakery goods or confectionary shop		P
Building and home improvement materials store		P	Cannabis retail		P
Farmer's market	T	P	General retail, small		P
General retail, medium		P	General retail, large		P
Grocery store		P	Liquor retail		C
Nicotine retail		C	Pawn shop		P
<i>Transportation</i>					
Helipad		A	Park-and-ride lot		C
Transit facility		P			
<i>Industrial Uses</i>					
Artisan manufacturing		P	Cannabis cultivation		P
Cannabis-derived products manufacturing		P	Light manufacturing		P
Wind energy generation		A			
<i>Wireless Telecommunications Facility (WTF)</i>					
Freestanding		P	Roof-mounted		A
<i>Waste and Recycling</i>					
Recycling drop-off bin facility		P			
<i>Wholesaling and Storage</i>					
Outdoor storage		C	Warehousing		P
Wholesaling and distribution center		P			
<i>Accessory and Temporary Uses</i>					
<i>Accessory Uses</i>					
Automated Teller Machine (ATM)		A	Drive-through or drive-up facility	A	
Family care facility	A		Family home day care	CA	
Hobby breeder	A		Home occupation	A	
Mobile vending cart		A	Outdoor animal run	A	CA
Outdoor dining area		A	Second kitchen in a dwelling	A	
Other use accessory to non-residential primary use		A	Other use accessory to residential primary use	A	
<i>Temporary Uses</i>					

Circus		T	Open air market		T
Park-and-ride facility, temporary		T	Safe outdoor space		T
Seasonal outdoor sales		T	Temporary use not listed		T
Garage or yard sale		T			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary Blank Cell = Not Allowed					

Because this zone change will affect all subsequent ownership, it is important to address potential uses that may be deemed as harmful to the adjacent property, the neighborhood, and/or the community as a whole. For example, cannabis cultivation and product manufacturing are two uses that would be allowed with this zoning that may be deemed harmful. These activities are controlled by IDO and legal standards and are done so in a way that minimizes harm to the surrounding area. Manufacturing is limited; a large factory is not permitted in NR-C, and only light manufacturing would be permitted on site. Cannabis cultivation would be allowed but is similarly controlled as to not affect nearby properties. Retail sales in a large capacity would be limited both by the size of the lot and by the standards of the IDO. Overall, notably harmful uses are not allowed in NR-C, and those that may still be deemed harmful must be approved by a governing body and reviewed by the local community before beginning development. Because of this, harmful uses in this zone will be largely avoided.

Section 14-16-4-3 outlines Use-specific Standards that mitigate potential harmful impacts from these uses to nearby residential development. Landscape buffers and setbacks will be incorporated, and any development on the property must comply with all IDO Standards in Section 14-16-5, *Development Standards*. Because of this, it should be noted that, while the property is adjacent to existing low-density residential development, Use-specific Standards in tandem with Development Standards provided in the IDO will regulate the use of this property to ensure usage proper for the lot itself and surrounding lots.

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

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

Applicant response: Development on this lot will go through the Site Plan Administrative process. During this, the Applicant will address infrastructure to ensure that it meets Criterion 3 by fulfilling any necessary obligations to have adequate infrastructure capacity.

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

Applicant response: The Applicant's justification for the Zoning Map Amendment request is not based on the property's location along a major street. The subject property is located on Volcano Rd., a local urban street. The closest major street is 98th St., an urban principal arterial, which is less than 500 feet to the west. While it is near a major street, it is wholly located on Volcano Rd. and is not at the intersection of Volcano Rd. and 98th St.

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

Applicant response: The Applicant's justification for the Zoning Map Amendment request does not completely or predominantly consider either the cost of land or economic considerations. The Applicant has determined that the location of the property is a good location for their intended purpose.

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

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

Applicant response: The Applicant's request for the Zoning Map Amendment request does not create a spot zone on the subject property. Rather, it will create zoning that is consistent with the NR-C zoned properties across Volcano Rd. to the south and those NR-C-zoned properties southwest of the 98th St.-Volcano Rd. intersection. Overall, the NR-C zone will be an appropriate zone for this property and will provide a more stable land use pattern for the area.

Conclusion

The request for a Zoning Map Amendment from R-1B to NR-C is justified based on the policy analysis provided in this letter. The zone change will be more advantageous for the surrounding community because it will allow for the development of an infill property for commercial purposes that creates jobs and promotes commercial development on the West Side, an area greatly lacking in jobs. A zone change to NR-C will promote new uses unique to the surrounding neighborhoods and provide an adequate transition from the residential zoning to the northeast to the commercial zoning to the south and southwest.

On behalf of the Applicant, we respectfully request that this Zoning Map Amendment is considered and accepted by the Environmental Planning Commission. Thank you for your consideration.

Sincerely,



Sergio Lozoya
Sr. Planner

JN: 2023074
SL/db/aj

STAFF INFORMATION

October 24, 2023

TO: Sergio Lozoya, Senior Planner
Tierra West

FROM: Catherine Heyne, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3310; cheyne@cabq.gov

RE: PR-2023-009365, 9705 Volcano Rd NW - ZMA

I completed a first review of the proposed zoning map amendment, and would like to discuss a few questions and recommend suggestions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zone change justification letter pursuant to R270-1980 (one electronic copy),
by **12 pm on October 31, 2023.**

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

1. Introduction:

- A. Although I did my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I found for the legal description:
 - i. All or a portion of Tract 13 Unit 5 Town of Atrisco Grant (K-09-Z).
 - ii. I recommend the consistent use and increased acreage calculation of 5.2 acres as the area determination.
- C. It is my understanding that a Zoning Map Amendment is being submitted to request an update to the existing IDO zoning of R-1D to NR-C for a single parcel.
- D. The request would facilitate the development of an office-warehouse building. Is there anything else you'd like to tell us about the request?

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 2023 is on the 16th. Final staff reports will be available about one week prior, on November 9th.
- C. You will receive an email with a copy of the agency comments once they are received; any late ones will also be forwarded to you.

3. Development Review Application

- A. A site plan does not need to be included.
- B. The Traffic Scoping form does not need to be included.
- C. Please update agent phone number.
- D. Site information needs to be updated to the information provided in the Project Letter.
- E. I recommend increasing the total area of site to 5.2 acres as safeguard to measurement later measurement discrepancies; update that throughout application where applicable.
- F. Existing Zoning needs to be updated to R-1B.
- G. The property is located between of 98th street and East Ridge St SW.

4. Public Involvement – Notification & Neighborhood Issues:

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

- A. It appears that the applicant has provided email notice of the application to all eligible Neighborhood Association representatives.
- B. It appears that the applicant has provided notice of the application to all adjacent property owners via first class mail as required by the IDO.
- C. Please let us know if you receive any additional comments or meeting requests. If you do, these will be included in our staff report.
- D. The Sign Posting Agreement is complete. Sign posting is required on the subject site at least 15 days prior to and after the October 16, 2023 EPC hearing date, not counting that date (e.g., Wednesday, November 1, 2023 to Friday, December 1, 2023). We encourage applicants to get the sign up earlier and take a photo to demonstrate this has been done, and include that in the submission.

5. Project Letter

- A. The project letter included with the Justification Letter section seems complete.

- B. I recommend adding that neighborhood associations and neighbors were contacted per requirements.

6. Zoning Map Amendment Justification:

Revisions are needed to responses to Criterion A, B, and D. Specifically, Criterion B will need to be reworked and Criterion A and D need strengthening in a revised justification letter. The specifics of these revisions are discussed below:

- A. **Justification Introduction**: I recommend revisiting and clarifying the statements of “providing greater certainty in land use” and “creating a transition from residential to mixed-use and commercial zones” in regards to the ZMA request.
- B. **Criterion A**: More precise wording is needed to reflect the criterion. The task in a zone change justification is to choose applicable Goals as well as Policies from the Comprehensive Plan and demonstrate how the request is relevant to or furthers each applicable Goal and Policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.
1. The Applicant response does not clearly reinforce, strengthen, or tie back to the selected Policy. Goal and Policy justification should show that the request “clearly facilitates” implementation of the Comp Plan. More specifically, how and why would they be applicable:
 - For example, Goal 5.2: If the subject site is already in an area with varied land uses, more specifically, how does the addition of an office and a warehouse add to the sense of a complete community?
 - For example, Policy 5.2.1: why is a quarter of a mile important?
 - For example, Sub-policy (b): Does this fit? Strengthen.
 - For example, Policy 5.3.1: Strengthen use of “public good”, what does this mean?
 - For example, Policy 5.6.3: since this parcel is within an Area of Consistency, and this is a change from residential to commercial, it is important to have a strong response.
 2. Goal 8.1 is included without detail.
 3. Please preface sub-policies with the Policy number.
 4. Sub-policy c): Is “local employers” the correct wording?
 5. Unsure of the purpose of the last statement in this section (page 6): “The IDO policy analysis below shall show...for the approval of a Zoning Map Amendment”.
- C. **Criterion B**: Please revise your response to Criterion B in the justification letter based on the following information:

1. The response is insufficient because only the second part of the two-part test was addressed.
2. Part 1: The response needs to meet the two tests mentioned: demonstrate that the new zone would *clearly reinforce or strengthen* the established character of the surrounding Area of Consistency *and* that the new zoning would *not permit development that is significantly different from that character*.
3. Part 2: The applicant must also demonstrate that the existing zoning is appropriate because it meets any of the following criteria.
 - The applicant chose Criteria 2 and 3
 - I recommend including the word adjacent at least one time instead of “vicinity” (See IDO definition of Adjacent).
 - I recommend tailoring the response to match the wording of the two chosen points, especially for Point 3, i.e., “A different zone district is more advantageous to the community because...”.

D. **Criterion D:** Please update your response to Criterion D in the justification letter based on the following information:

1. The response to Criterion D should also address industrial uses, transit facility, cannabis cultivation/ product manufacturing, home improvement, light manufacturing, as well as retail sales, large that become permissive with the zone change because zone changes affect all subsequent ownership.
2. The revised response should *discuss* how the newly permissive uses would be mitigated or how potentially harmful uses that would be made permissive in the NR-C zone district be eliminated; sound, increased traffic, light, noise, etc.

NOTIFICATION

Adam Johnstone

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, September 14, 2023 11:52 AM
To: Donna Bohannon
Subject: 9705 Volcano Rd NW Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_K-09-Z_PropertyHighlighted.pdf

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address
Avalon NA	Samantha	Pina	avasecretary121@gmail.com	423 E
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 S
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 NW
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 NW
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 NW
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 NW

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

Please note the following:

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

- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

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

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

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

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

Thank you.



Dalaina L. Carmona

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

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, September 14, 2023 11:13 AM

To: Office of Neighborhood Coordination <djb@tierrawestllc.com>

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Donna Bohannon

Telephone Number

505-858-3100

Email Address

djb@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract 13 Unit 5 Town of Atrisco Grant Cont 5.00 AC

Physical address of subject site:

9705 Volcano Rd NW

Subject site cross streets:

98th St NW and Volcano

Other subject site identifiers:

This site is located on the following zone atlas page:

K-09-Z

Captcha

x

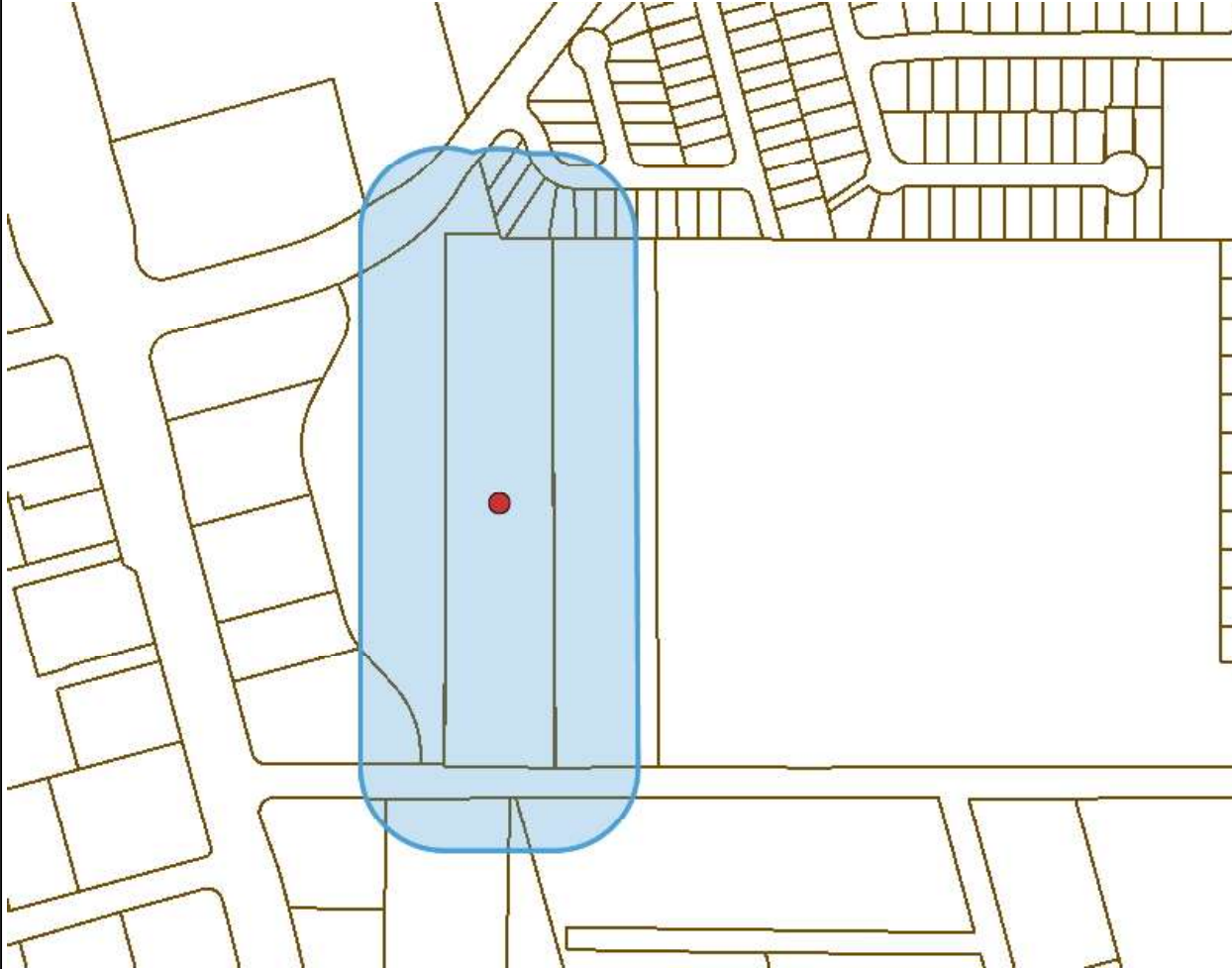


9705 Volcano Rd NW



Legend

□ Bernalillo County Parcels



580 0 290 580 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/14/2023 © City of Albuquerque

1: 3,480

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Buffer: 165 Ft.
ROW: Volcano Rd NW; 65 Ft.

CORDOVA CHRISTOPHER S
9604 ADONAI RD NW
ALBUQUERQUE NM 87109

NASSER ALKARIM A
415 ELOHIM CT NW
ALBUQUERQUE NM 87121

TRUJILLO IRENE A
9608 ADONAI RD NW
ALBUQUERQUE NM 87121

9521-9525 CENTRAL PROPERTY LLC
11750 HOLLY AVE NE
ALBUQUERQUE NM 87122-1582

HOLGUIN ANAHI
9600 ADONAI RD NW
ALBUQUERQUE NM 87121-2576

ROMERO ELIAS
9520 ADONAI RD NW
ALBUQUERQUE NM 87121

ESCAMILLA PAULA & LOPEZ HECTOR M
1419 EL FEGO BACA DR SW
ALBUQUERQUE NM 87121-8236

HUANOSTA ISMAEL
9612 ADONAI RD NW
ALBUQUERQUE NM 87121

BENAVIDEZ BENJAMIN JR & BENAVIDEZ
BENJAMIN CHARLES III & BENAVIDEZ
GINA D
9701 VOLCANO RD NW
ALBUQUERQUE NM 87121-7618

MATA CHRISTINA
9616 ADONAI RD NW
ALBUQUERQUE NM 87121-2576

KRANIA LLC
5321 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113

KRANIA LLC
5321 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113

MAVERIK INC
185 S STATE ST SUITE 800
SALT LAKE CITY UT 84111-1538

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120-2617

DELGADO JUANA
9620 ADONAI RD NW
ALBUQUERQUE NM 87121

SOLIS JOSEPH & BRENDA M
9624 ADONAI RD NW
ALBUQUERQUE NM 87121

R SPEAR PROPERTIES LLC
9705 VOLCANO RD NW
ALBUQUERQUE NM 87121-7618

RS BLUEWATER LLC
9601 TOPEKA AVE
LUBBOCK TX 79424-5005

RS BLUEWATER LLC
9601 TOPEKA AVE
LUBBOCK TX 79424-5005

Adam Johnstone

From: Donna Bohannon
Sent: Friday, September 15, 2023 10:30 AM
To: avasecretary121@gmail.com; avalon3a@yahoo.com; aboard111@gmail.com; elizabethkayhaley@gmail.com; luis@wccdg.org; jgallegoswccdg@gmail.com
Cc: Derek Bohannon; Donna Bohannon; Ron Bohannon
Subject: [#2023074] 9705 Volcano Rd NW - Zone Map Amendment
Attachments: Elizabeth Haley Emailed-Mailed-Notice-PublicMeetingHearing.pdf; Jerry Gallegos Emailed-Mailed-Notice-PublicMeetingHearing.pdf; Lucy Anchondo Emailed-Mailed-Notice-PublicMeetingHearing.pdf; Luis Hernandez Jr Emailed-Mailed-Notice-PublicMeetingHearing.pdf; Rene Horvath Emailed-Mailed-Notice-PublicMeetingHearing.pdf; Samantha Pena Emailed-Mailed-Notice-PublicMeetingHearing.pdf; IDOZoneAtlasPage_K-09-Z_PropertyHighlighted.pdf; 2023074 Conceptual Site Plan 82923.pdf

Tracking:	Recipient	Delivery
	avasecretary121@gmail.com	
	avalon3a@yahoo.com	
	aboard111@gmail.com	
	elizabethkayhaley@gmail.com	
	luis@wccdg.org	
	jgallegoswccdg@gmail.com	
	Derek Bohannon	Delivered: 9/15/2023 10:30 AM
	Donna Bohannon	Delivered: 9/15/2023 10:30 AM
	Ron Bohannon	Delivered: 9/15/2023 10:30 AM

Greetings:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(k) Public Notice, we are notifying you as a property owner with the 100' Buffer that we will be submitting an application to the Environmental Planning Commission (EPC) for a Zone Map Amendment.

Before submitting our application, it is required, per IDO Table 6-1-1, to notify you and make you aware of the application being reviewed and decided by the City of Albuquerque staff.

Attached for your review is the Notice, the Zone Atlas page, and a copy of the conceptual site plan.

Respectfully submitted,

Donna J. Bohannon
Owner
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-858-3100

505-858-1118 (fax)
djb@tierrawestllc.com
www.tierrawestllc.com

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 09/15/23

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

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

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

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

1. Subject Property Address* 9705 Volcano Rd NW
Location Description 98th St NW and Volcano Rd NW
2. Property Owner* R Spear Properties LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zone Map Amendment

Summary of project/request²*:

Request a Zone Map Amendment for the property from the current zoning of R-1B to NR-C

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

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

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

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

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time*: November 16, 2023; 9:00am

Location*³: City of Albuquerque Zoom

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

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

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

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

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

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

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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

N/A

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 5.0 ACRES
 2. IDO Zone District R-1B
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Avalon NA [Other Neighborhood Associations, if any]
South West Alliance of Neighborhoods

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 09/15/23

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

Neighborhood Association (NA)*: N/A

Name of NA Representative*: Benavidez Benjamin Jr & Benavidez Benjamin Charles III & Benavidez Gina D

Email Address* or Mailing Address* of NA Representative¹: 9701 Volcano Rd NW ABQ NM 87121-7618

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

1. Subject Property Address* 9705 Volcano Rd NW
Location Description 98th St NW and Volcano Rd NW
2. Property Owner* R Spear Properties LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zone Map Amendment

Summary of project/request²*:

Request a Zone Map Amendment for the property from the current zoning of R-1B to NR-C

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

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

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

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

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time*: November 16, 2023; 9:00am

Location*³: City of Albuquerque Zoom

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

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

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

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

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

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

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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

N/A

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 5.0 ACRES
2. IDO Zone District R-1B
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

TERRA WEST. LLC
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

DELGADO JUANA
9620 ADONAI RD NW
ALBUQUERQUE NM 87121



TERRA WEST. LLC
71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120-2617



TERRA WEST. LLC
71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

KRANIA LLC
5321 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113



TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

HOLGUIN ANAHI
9600 ADONAI RD NW
ALBUQUERQUE NM 87121-2576



TERRA WEST. LLC

1 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

HUANOSTA ISMAEL
9612 ADONAI RD NW
ALBUQUERQUE NM 87121



TERRA WEST. LLC

MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

KRANIA LLC
5321 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113



TERRA WEST. LLC

71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

TRUJILLO IRENE A
9608 ADONAI RD NW
ALBUQUERQUE NM 87121



TERRA WEST. LLC

MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ROMERO ELIAS
9520 ADONAI RD NW
ALBUQUERQUE NM 87121



TERRA WEST. LLC

1 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

BENAVIDEZ BENJAMIN JR & BENAVIDEZ
BENJAMIN CHARLES III & BENAVIDEZ
GINA D
9701 VOLCANO RD NW
ALBUQUERQUE NM 87121-7618



TERRA WEST. LLC
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ESCAMILLA PAULA & LOPEZ HECTOR M
1419 EL FEGO BACA DR SW
ALBUQUERQUE NM 87121-8236



TERRA WEST. LLC
571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

9521-9525 CENTRAL PROPERTY LLC
11750 HOLLY AVE NE
ALBUQUERQUE NM 87122-1582



TERRA WEST. LLC
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

NASSER ALKARIM A
415 ELOHIM CT NW
ALBUQUERQUE NM 87121



TERRA WEST. LLC
MIDWAY PARK PLACE NE
BUQUERQUE NM 87109



RS BLUEWATER LLC
9601 TOPEKA AVE
LUBBOCK TX 79424-5005

TERRA WEST. LLC
71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



MATA CHRISTINA
9616 ADONAI RD NW
ALBUQUERQUE NM 87121-2576

TERRA WEST. LLC
MIDWAY PARK PLACE NE
BUQUERQUE NM 87109



CORDOVA CHRISTOPHER S
9604 ADONAI RD NW
ALBUQUERQUE NM 87109

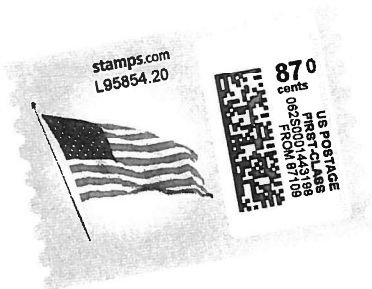
TERRA WEST, LLC
MIDWAY PARK PLACE NE
3UQUERQUE NM 87109

MAVERIK INC
185 S STATE ST SUITE 800
SALT LAKE CITY UT 84111-1538



TERRA WEST, LLC
IDWAY PARK PLACE NE
JQUERQUE NM 87109

R SPEAR PROPERTIES LLC
9705 VOLCANO RD NW
ALBUQUERQUE NM 87121-7618



TERRA WEST.LLC
MIDWAY PARK PLACE NE
3UQUERQUE NM 87109

RS BLUEWATER LLC
9601 TOPEKA AVE
LUBBOCK TX 79424-5005



TERRA WEST.LLC
MIDWAY PARK PLACE NE
3UQUERQUE NM 87109

SOLIS JOSEPH & BRENDA M
9624 ADONAI RD NW
ALBUQUERQUE NM 87121



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

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

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

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

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

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

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

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

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

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

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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

Date of Request*: 10.05.23

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

Neighborhood Association (NA)*: West Side Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

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

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

Email address to respond yes or no: slozoya@tierrawestllc.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 9705 Volcano Rd NW
Location Description Tract 13 Unit 5 Town of Atrisco Grant
2. Property Owner* R Spear Properties LLC
3. Agent/Applicant* *[if applicable]* Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:
slozoya@tierrawestllc.com

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

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

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 4.999 Acres
- b. IDO Zone District R-1B
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Avalon NA [Other Neighborhood Associations, if any]

South West Alliance of Neighborhoods (SWAN Coalition)

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

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

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

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

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

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

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

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

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

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

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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

Date of Request*: 10.05.23

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

Neighborhood Association (NA)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Jerry Gallegos

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

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

Email address to respond yes or no: slozoya@tierrawestllc.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 9705 Volcano Rd NW
Location Description Tract 13 Unit 5 Town of Atrisco Grant
2. Property Owner* R Spear Properties LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request^{3*}:

Request a Zone Map Amendment for the property from the current zoning R-1B to NR-C

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
- ☐ City Council
6. Where more information about the project can be found^{*4}:
slozoya@tierrawestllc.com

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

1. Zone Atlas Page(s)^{*5} K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

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

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 4.999 Acres
- b. IDO Zone District R-1B
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

Avalon NA

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

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

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

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

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

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

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

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

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

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

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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

Date of Request*: 10.05.23

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

Neighborhood Association (NA)*: Avalon NA

Name of NA Representative*: Lucy Anchondo

Email Address* or Mailing Address* of NA Representative¹: avalon3a@yahoo.com

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

Email address to respond yes or no: slozoya@tierrawestllc.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 9705 Volcano Rd NW
Location Description Tract 13 Unit 5 Town of Atrisco Grant
2. Property Owner* R Spear Properties LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:
slozoya@tierrawestllc.com

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

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

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 4.999 Acres
- b. IDO Zone District R-1B
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: West Side Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

South West Alliance of Neighborhoods (SWAN Coalition)

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

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

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

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

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

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

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

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

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

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

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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

Date of Request*: 10.06.23

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

Neighborhood Association (NA)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Luis Hernandez Jr.

Email Address* or Mailing Address* of NA Representative¹: luis@wccdg.org

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

Email address to respond yes or no: slozoya@tierrawestllc.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 9705 Volcano Rd NW
Location Description Tract 13 Unit 5 Town of Atrisco Grant
2. Property Owner* R Spear Properties LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request^{3*}:

Request a Zone Map Amendment for the property from the current zoning R-1B to NR-C

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:
slozoya@tierrawestllc.com

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

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

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 4.999 Acres
- b. IDO Zone District R-1B
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

Avalon NA

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

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

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

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

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

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

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

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

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

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

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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

Date of Request*: 10.05.23

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

Neighborhood Association (NA)*: West Side Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com

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

Email address to respond yes or no: slozoya@tierrawestllc.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 9705 Volcano Rd NW
Location Description Tract 13 Unit 5 Town of Atrisco Grant
2. Property Owner* R Spear Properties LLC
3. Agent/Applicant* *[if applicable]* Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

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

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 4.999 Acres
- b. IDO Zone District R-1B
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Avalon NA [Other Neighborhood Associations, if any]

South West Alliance of Neighborhoods (SWAN Coalition)

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

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

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

Date of Request*: 10.05.23

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

Neighborhood Association (NA)*: Avalon NA

Name of NA Representative*: Samantha Pina

Email Address* or Mailing Address* of NA Representative¹: avasecretary121@gmail.com

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

Email address to respond yes or no: slozoya@tierrawestllc.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 9705 Volcano Rd NW
Location Description Tract 13 Unit 5 Town of Atrisco Grant
2. Property Owner* R Spear Properties LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

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

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 4.999 Acres
- b. IDO Zone District R-1B
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: West Side Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

South West Alliance of Neighborhoods (SWAN Coalition)

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

Donna Bohannon

From: Donna Bohannon
Sent: Thursday, October 5, 2023 4:39 PM
To: avasecretary121@gmail.com; avalon3a@yahoo.com; aboard111@gmail.com; elizabethkayhaley@gmail.com; luis@wccdg.org; jgallegoswccdg@gmail.com
Cc: Derek Bohannon; Ron Bohannon; Sergio Lozoya; Adam Johnstone
Subject: RE: [#2023074] 9705 Volcano Rd NW - Zone Map Amendment
Attachments: Samantha Pina Neighborhood Meeting Request.pdf; Rene Horvath Neighborhood Meeting Request.pdf; Elizabeth Haley Neighborhood Meeting Request.pdf; Luis Hernandez Neighborhood Meeting Request.pdf; Jerry Gallegos Neighborhood Meeting Request.pdf; Lucy Neighborhood Meeting Requestl.pdf

Greetings –

Please see the attached, if a formal meeting is requested please let us know within 15 days.

Donna J. Bohannon
Owner
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-858-3100
505-858-1118 (fax)
djb@tierrawestllc.com
www.tierrawestllc.com

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From: Donna Bohannon
Sent: Friday, September 15, 2023 10:30 AM
To: avasecretary121@gmail.com; avalon3a@yahoo.com; aboard111@gmail.com; elizabethkayhaley@gmail.com; luis@wccdg.org; jgallegoswccdg@gmail.com
Cc: Derek Bohannon <dbohannon@tierrawestllc.com>; Donna Bohannon <djb@tierrawestllc.com>; Ron Bohannon <rrb@tierrawestllc.com>
Subject: [#2023074] 9705 Volcano Rd NW - Zone Map Amendment

Greetings:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(k) Public Notice, we are notifying you as a property owner with the 100' Buffer that we will be submitting an application to the Environmental Planning Commission (EPC) for a Zone Map Amendment.

Before submitting our application, it is required, per IDO Table 6-1-1, to notify you and make you aware of the application being reviewed and decided by the City of Albuquerque staff.

Attached for your review is the Notice, the Zone Atlas page, and a copy of the conceptual site plan.

Respectfully submitted,

Donna J. Bohannon
Owner
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-858-3100
505-858-1118 (fax)
djb@tierrawestllc.com
www.tierrawestllc.com

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The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from November 1st, 2023 To December 2nd, 2023

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Adam Johnstone



(Applicant or Agent)

10/4/2023

(Date)

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

PROJECT NUMBER: _____

Sign Posted as of October 31, 2023

Project #: PR-2023-009365, Case #: RZ-2023-00038

Hearing Date: November 16, 2023

Photos provided by applicant on 10/31/23 of sign posting at 9705 Volcano Rd NW:

