



Environmental Planning Commission

Staff Report

Agenda Number:4
Project #: PR-2021-006088
Case #: RZ-2021-00044
Hearing Date: November 18, 2021

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Motal LLC
<i>Request</i>	Zone Map Amendment – EPC
<i>Legal Description</i>	Tract B-2 J Group Addition plat of tracts B-1A and B-2 J Group Addition
<i>Location</i>	South side of San Antonio Dr. NE, between San Pedro Dr. NE, and Interstate-25.
<i>Size</i>	Approximately 0.73 acres
<i>Existing Zoning</i>	MX-L
<i>Proposed Zoning</i>	MX-M

Staff Recommendation

APPROVAL of RZ-2021-00044, based on the Findings beginning on p.20

STAFF PLANNER
Leroy Duarte, Current Planner

Summary of Analysis

The request is for a zoning map amendment for an approximately 0.73-acre, vacant site located on the southern end of San Antonio Dr. NE. The applicant wants to change the subject site's zoning to MX-M to facilitate future development. The subject site is in an area of consistency.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them.

The affected neighborhood organizations are the District 4 Coalition of Neighborhood Associations, Vineyard Estates NA and Nor Este NA which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval.



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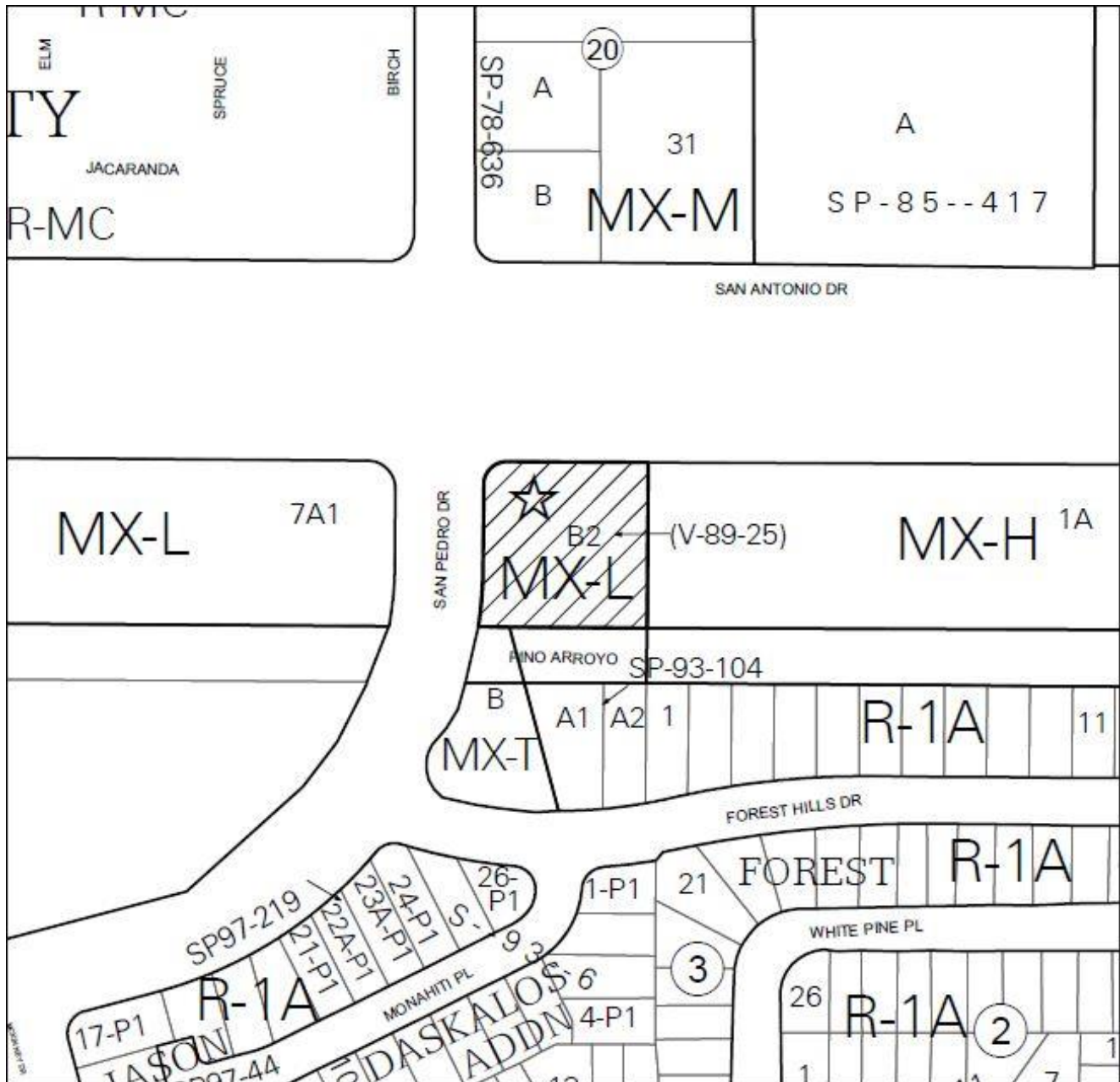
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IDO ZONING MAP

Note: Gray shading
indicates County.

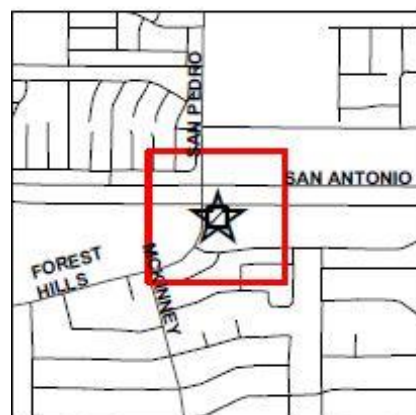


1 inch = 150 feet

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LAND USE MAP

Note: Gray shading
Indicates County.

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



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HISTORY MAP

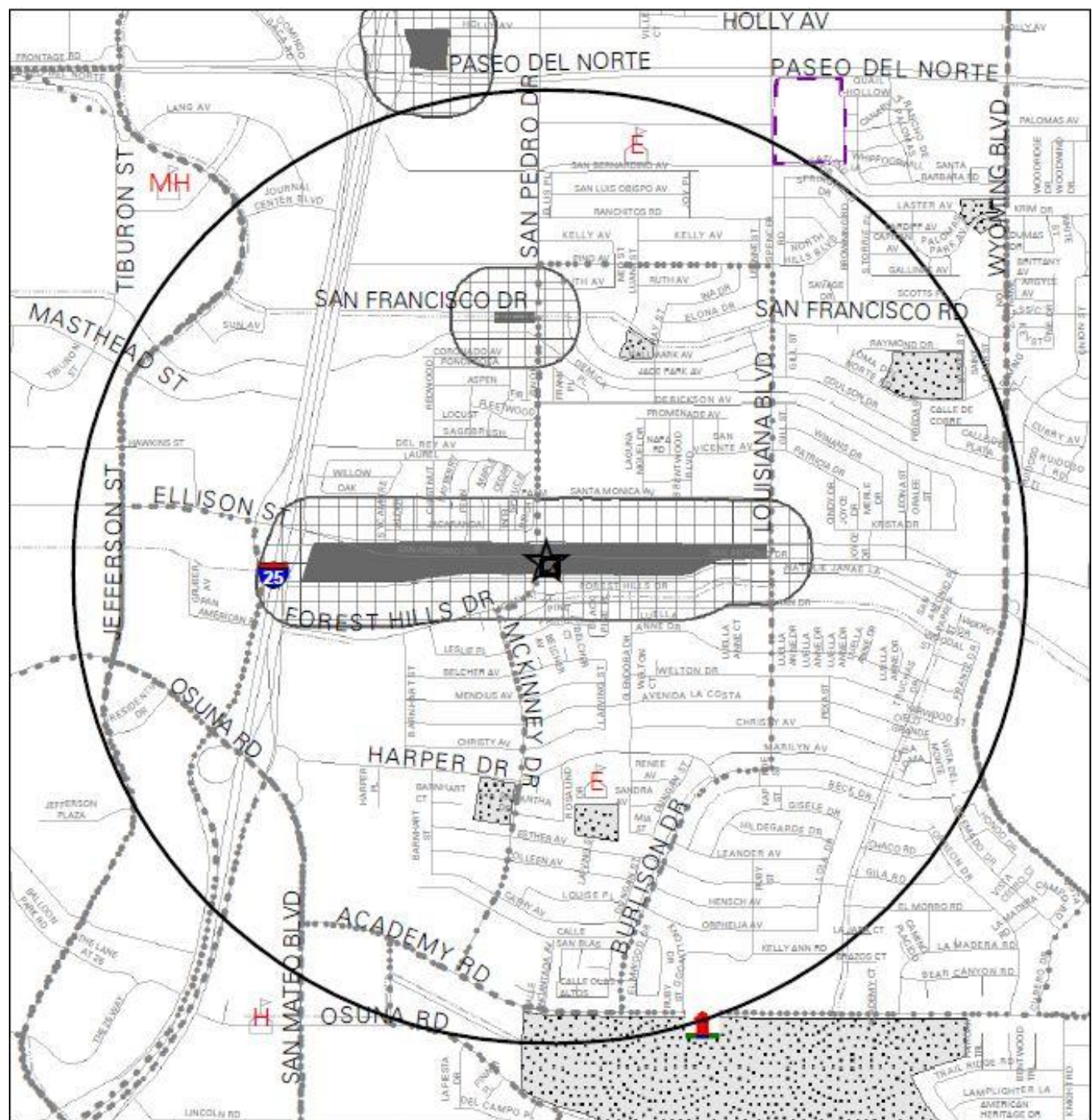
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Public Facilities Map with One-Mile Buffer

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

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L	Area of Consistency	Vacant
<i>North</i>	MX-M	Area of Consistency	Commercial Retail
<i>South</i>	MX-T/R-1A	Area of Consistency	Drainage/ Residential
<i>East</i>	MX-H	Area of Consistency	Commercial Services
<i>West</i>	MX-L	Area of Consistency	Vacant

Request

The request is for a Zone Map Amendment –EPC, for approximately 0.73-acres legally described as Tract B-2 J Group Addition Plat of Tracts B-1A & B-2 J Group Addition, located on San Antonio Dr. NE between Interstate-25 and San Pedro Dr. NE (the “subject site”).

The subject sites are currently zoned MX-L (Mixed Use -Low Intensity Zone District). The applicant requests to change the subject site’s zoning to MX-M. This would facilitate future development by increasing the variety of potential uses allowed.

EPC Role

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

Context

The approximately 0.743-acre site is located on the southern side of San Antonio Dr. NE. The site is bounded by San Antonio Dr. NE to the north, San Pedro Dr. NE to the east, drainage to the south and Interstate-25 to the west. The site is surrounded by various land uses including: commercial retail to the north, commercial services (self-storage) to the east, drainage (South Pino Arroyo) and low-density residential to the south, and a vacant parcel to the west.

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The subject sites are within the boundaries of the North Albuquerque Community Planning Area (CPA).

History

The former San Antonio Landfill is located in northeast Albuquerque, approximately 200 feet (ft) east of Interstate 25 (I-25) along San Antonio Drive Northeast (NE). The northern extent of the landfill is near the center of the median between the east-bound and west-bound lanes of San Antonio Drive NE (INTERA, 2005). The Pino Arroyo (a concrete-lined drainage facility) is accepted as the southern boundary of the landfill. It should be noted that although the landfill was formerly owned

and operated by the City of Albuquerque (COA), at the present time the property within the boundaries of the former San Antonio Landfill is both publicly and privately held. The landfill was operated by the COA between 1968 and 1970, when household waste, construction and demolition waste were accepted at the landfill. The landfill property is primarily developed west of San Pedro Drive. The landfill surface is vacant east of San Pedro Drive. Commercial buildings are presently being constructed at the landfill. The landfill area includes portions of San Antonio Boulevard and San Pedro Drive. San Antonio Boulevard is a divided road with a median that also serves as a corridor for a major overhead power line running east-west across the northern half of the landfill. In general, the surface of the landfill has a slight grade, which promotes positive drainage off the landfill cover; however, many small localized depressions exist on the landfill cover, which capture storm water.

Decisions to approve various types of development on the former San Antonio Landfill and within its associated landfill buffer zone are guided by the requirements of the landfill management plan (LMP)-which carefully monitors and controls landfill gases through the City of Albuquerque's Environmental Health Department and provide a description of all required components of a development plan for properties on a landfill and/or within the buffer zone. The former San Antonio Landfill is a relatively large landfill and although some buried waste has been removed in areas of development, there is still potentially a large volume of waste in this landfill.

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 San Antonio Dr. NE as a Minor Arterial Street, and San Pedro Dr. NE as a Major Collector street.

Comprehensive Plan Designations

The subject site is not in a designated corridor or in an activity center.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the North Albuquerque CPA by the Comprehensive Plan. The North Albuquerque CPA is characterized by its high desert setting, rural densities consisting of post-war low-density large lot subdivisions that consist of walled neighborhoods with retail and institutional uses along corridors.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Currently, San Pedro Dr. NE. has one existing bicycle lane where cars and bicycles share the street. According to the LRBS map, there are plans for a proposed paved bicycle lane along the San Antonio Dr. NE corridor. South of the sites adjacent to the Pino Arroyo lies an existing paved bicycle trail.

Transit

Currently no transit routes serve the subject site. However, close to the subject site within walking distance lies San Pedro Dr. NE which is served by the ABQ Ride route 34.

The ABQ Ride 34- San Pedro Commuter Route provides service on weekdays only. The southbound route begins at Louisiana and Pino at 7:16 am and ends at the VA Hospital at 7:52 am.

The northbound routes begins at the VA Hospital at 4:40 pm and ends at Louisiana and Pino at 5:13 pm.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

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: An area of platted or un-platted land that includes 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.

Environmental Planning Commission (EPC): A 9-member commission appointed by the Mayor, as described in Section 14-16-6-2(E) (Environmental Planning Commission), that makes discretionary and policy decisions and recommendations about land use in the city.

Major Arroyo: An arroyo designated by the Facility Plan for Arroyos as a Major Open Space Arroyo or Major Open Space Link. See also Sensitive Lands Definitions for Arroyo.

Zone District: One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO.

Zoning

The subject site is currently zoned MX-L (Mixed Use- Low Intensity), IDO 14-16-2-4(B) which was assigned upon the adoption of the IDO. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

The request is to change the subject site's zoning to MX-M (Mixed Use- Medium Intensity), IDO 14-16-2-3(B). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds them all applicable. Applicable Goals and policies are listed below. Staff analysis follows in plain 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 facilitate infill development by expanding the range of commercial uses, surrounding residential areas to the north will have accessible access to the types of commercial services that will serve the area providing residents the opportunity to work, learn, and shop together. 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 would create a wider range of allowable commercial uses for potential development with a mix of uses that are similar to its surrounding environment- MX-M. The future development would be conveniently accessible to the surrounding community such as the neighborhood to the north. The request generally furthers Policy 5.2.1 – Land Uses.

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

The request would encourage infill development through zoning that is similar to the surrounding environment. The request furthers sub-policy(h) 5.2.1 – Land Uses.

Sub-policy(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request would facilitate development of the vacant lots by providing a wider range of uses than what currently exists. The request furthers sub-policy(n) 5.2.1 – Land Uses.

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

The request would promote efficient use of the land by creating development patterns that will occur along San Antonio Dr. NE. New development will create connectivity with existing infrastructure (sidewalk) and will support the public good. The request furthers with 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 currently surrounded by MX-M, office space and the South Pino Arroyo. Future growth if zone change is granted would utilize existing infrastructure such as public water, sewer, electric, gas services, and public rights-of-way. The request furthers Policy 5.3.1 – Infill Development.

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

The subject site is located in an Area of Consistency. The request would reinforce the character and intensity of the surrounding area by matching the existing zoning adjacent to the site (MX-M), which would allow the same intensity and character of the development. The request furthers Goal 5.6-City Development Areas.

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

The request would protect and enhance the character of the existing area by offering a wider range of permissive uses to promote infill development. Single-family neighborhoods are separated from the South Pino Arroyo, thus protecting and enhancing the character of the neighborhood. The request furthers Policy 5.6.3-Areas of Consistency.

FACILITY PLAN FOR ARROYOS (FPA)- RANK II

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

The subject sites southern boundaries abut the South Pino Arroyo, which originates in the canyons of the Sandia foothills (p. 36). The FPA classifies the South Pino Arroyo as a Major Open Space Link. Major Open Space Link arroyos are slated for development of arroyo corridor plans (p. 33), though so far this has not occurred for the Pino Arroyo. The FPA intends that Major Open Space Link arroyos have recreational trails and form continuous east-west linkages across the City.

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

Requirements

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

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

- 1) There was an error when the existing zone district was applied to the property; or
- 2) There has been a significant change in neighborhood or community conditions affecting the site; or
- 3) A different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The Zone Map Amendment justification letter analyzed here, received on November 03, 2021, is a response to Staff's request for a revised justification letter (see attachment). The subject sites are currently zoned MX-L (Mixed Use- Low Intensity) and undeveloped. The requested zoning is for MX-M (Mixed Use- Medium Intensity). The reason for the request is to obtain zoning to facilitate development by permitting more uses than what MX-L allows. The subject sites are 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: 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 as detailed below. The following policy analysis shows the zone change is clearly consistent with the ABC Comprehensive Plan and demonstrates that the proposed zone change is advantageous to the surrounding neighborhood and the City as a whole by creating a complete community that is healthy, sustainable, and distinct and conveniently assessed from surrounding neighborhoods; promoting infill and more productive use of vacant lots on property that sits above an old City landfill in an area with existing infrastructure and transportation systems and within an Area of Consistency; and promoting a development pattern that maximizes the utility of existing infrastructure, public trail facility, and efficient use of land to support the public good.

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

Applicable Citations: Goal 5.2- Complete Communities, Policy 5.2.1 Land Uses and Sub-Policy (e), Sub-Policy(h), Sub-Policy(n), Goal 5.3- Efficient Development Patterns, Policy 5.3.1 Infill Development, Goal 5.6- City Development Areas, Policy 5.6.3 Areas of Consistency.

Non-applicable citations: none.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding character, identity, complete communities, land uses, efficient development patterns, infill development, city development areas and compatibility 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 be more advantageous to the community and 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: The proposed zone change to MX-M is more advantageous to the community than the existing MX-L zone by virtue of creating a more consistent pattern of zoning, land use, and development intensity in this area along San Antonio Drive. The existing zoning in this area is a mix of NR-C, MX-H, MX-M, MX-L, MX-T, and R-MC, which contain a broad mix of land uses (see Table 1: Land Use and Zoning). Given the designation of the subject properties and the surrounding neighborhood as an Area of Consistency, this request presents an opportunity to create a more uniform zoning pattern and ensure greater consistency in intensity of uses. MX-M is an appropriate zone for this area due to its proximity to Interstate 25, adjacency of the MX-H zone to the east, separation from single-family residential properties by the 60-foot Pino Arroyo right-of-way, and the MX-M zoned properties to the north across San Antonio Drive. Additionally, because the subject properties were formerly part of the San Antonio Landfill, the additional uses allowed in the MX-M zone will increase the potential of developing this vacant infill site to serve the larger community and fulfill important Comprehensive Plan goals and policies.

These conditions underscore how the zone change to MX-M will be advantageous to the community by reinforcing and strengthening the established character along San Antonio Drive NE. Since MX-M is already an existing zone on properties to the north, this zone change (as well as the related zone change request on the southwest corner of San Antonio and San Pedro Drive) will create consistent zoning and intensity of land use along San Antonio Drive NE and will not permit development that is significantly different than the existing neighborhood character.

Staff: The subject site is located in an Area of Consistency, the applicant's response demonstrates that the request would clearly implement a consistency of patterns of land use through zoning, infill development, and the utilization of existing utilities and infrastructure. Density and intensity will match the surrounding area and will also create connectivity with existing infrastructure (sidewalks) along the San Antonio corridor. The response to Criterion B is sufficient.

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

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

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 16-16-0 associated with that use will adequately mitigate those harmful impacts.

Applicant: None of the permissive uses in the MX-M zone will be harmful to the adjacent property, neighborhood, or community. The table below provides a comparison of uses from the MX-L and MX-M zones. The subject property is appropriately and adequately buffered to the north by the wide right-of-way within San Antonio Drive and to the south by the 60-foot Pino Arroyo. As previously stated, the adjacent property to the east is zoned MX-H and has been in operation as a self-storage facility for many years and has not been harmful to the adjacent properties, neighborhood, or community.

These existing buffers, as well as the small size of the site, ensure that the single-family residential community to the south will be protected from potential harmful uses allowed under the MX-M zone, such as a light vehicle fueling station, mortuary, bar, or nightclub. This is further evidenced by the existing self-storage facility to the east on Tract 1-A. Due to its adjacency to a single-family neighborhood, a light vehicle fueling station would need to follow the conditional use process as identified by the Use-Specific Standards in IDO Section 14-16-4-3. The conditional use process will ensure that any harmful impacts are appropriately assessed by the City within a public hearing format.

IDO ZONING COMPARISON: MX-L VS. MX-M		
USE	MX-L	MX-M
Group home, large	-	C
Hospital	-	P
Sports Field	C	P
University or College	C	P
Nursery	-	A
Auditorium or Theater	A	P
Bar	C	P
Catering Service	-	P
Nightclub	-	P
Tap room or tasting room	C	P
Campground or recreational vehicle park	-	C
Light vehicle fueling station	C	P
Light vehicle sales and rental	C	P
Blood services facility	-	C
Mortuary	C	P
Personal and business services, large	-	P
Drive-in theater	-	C
Building and home improvement materials store	-	C
General retail, medium	-	P
General retail, larger	-	C
Liquor retail	A	C
Nicotine retail	A	C
Pawn shop	C	P
Helipad	-	CA
Park-and-ride lot	C	P
Transit facility	C	P
Outdoor storage	CA	C
Warehousing	-	C
Wholesaling and distribution center	-	C
Circus	-	T

Staff: The applicant compared the existing MX-L zoning and the proposed MX-M zoning. Potential harmful uses that would become permissive under the proposed MX-M zone include nightclub and pawnshop. Landfill mitigation would be needed due to the nature of the previous use of the site. Use-specific standards would allow these uses to be permissive on the subject site. 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: The proposed zone change to MX-M meets Criterion 1 and 3. The subject property will be adequately served by existing infrastructure immediately adjacent to and on the property, including water, sewer, and drainage facilities that can serve future development on the site. The subject property is at a fully signalized intersection and additional infrastructure requirements are not anticipated to be required for development.

The proposed zone change to MX-M meets Criterion 3 because any future development must meet the conditions set in the IDO and DPM, and an Infrastructure Improvements Agreement for the extension of services and the public sidewalk. In addition, the Applicant will be required to provide mitigation and ongoing monitoring of the landfill gases, which will be coordinated through the City Environmental Health Department.

Staff: Staff agrees that the subject site will adequately be served by existing infrastructure (requirement 1). The response to Criterion E is sufficient.

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

Applicant: The justification for this zone change is not completely based on the property's location on a major street. The justification is based on the existing checkerboard zoning pattern of higher intensity zones, as well as the history of the subject properties being on a City landfill, and separated from single family development. The zone change to MX-M will assist in making this property more conducive to infill development by allowing for a wider range of commercial uses that can be accommodated and appropriated sited in compliance with Use Specific Standards of the IDO.

Staff: San Antonio Dr. NE is classified as a minor arterial street; therefore, the applicants Zone Map Amendment is not based on the property's location on a major street. Rather, it is based on creating a wider range of uses to encourage infill development and efficient land use patterns with uniform zoning. 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: The justification for this zone change to MX-M does not rely on the cost of land or economic considerations. The Applicant has owned this property for many years and has diligently addressed landfill mitigation issues on this property as well as his properties to the west owned by San Antonio Commons of which he is a managing member. The requested zone change is justified based on being more advantageous for the community as expressed in the goals and policies contained in the Comprehensive Plan and strengthening the character of the area as a commercial service destination. The Applicant is proposing a change that will help facilitate infill development on a former City landfill that has long been vacant and an eyesore in this area of Albuquerque.

Staff: The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies: the cost of land and other economic considerations do not conflict with applicable goals and policies, therefore the response to Criterion G is sufficient.

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

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

Applicant: The proposed zone change to MX-M would not create a “spot zone” because there is adjacent MX-M zoning to the north zoned MX-M and the simultaneous zone change application for MX-M for properties to the west of San Pedro Drive managed and owned by this same applicant. The special circumstance of the City landfill supports the rezone of the subject properties, which will create more uniformity in zoning and land use intensity along San Antonio Drive.

Staff: The proposed zone will match with the existing zoning to the north. Therefore, the request would not apply a zone district different from surrounding zone districts and would not create a spot zone. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

Albuquerque Public Schools (APS) noted that the school system (elementary, junior high, and high school) would be able to accommodate any new students generated by future development of residential uses. Arroyo Del Oso Elementary School, Cleveland Middle School, and Del Norte High School all have capacity.

PNM offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.25.

Water Utility Authority offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.25.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the District 4 Coalition of Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

On September 28, 2021, a pre-submittal facilitated meeting was held via Google Meet. The facilitator for the meeting was Phillip Crump and was accompanied by co-facilitator Jocelyn M. Also, in attendance was Jackie Fishman and Markie Anderle on behalf of Consensus Planning, San Antonio Commons LLC, Motal LLC, and three community members. Community members had concerns regarding the type of development that was to occur, infrastructure, environmental concerns, traffic safety issues, cannabis and liquor sales, types of uses that are permitted in MX-M zoning, and decreased property values. All questions were answered by the applicant. (See attachment)

IV. CONCLUSION

The request is for a zoning map amendment for approximately 0.73-acre, vacant site located on the southern side of San Antonio Dr. NE. The applicant wants to change the subject site's zoning to MX-M to facilitate future development. The subject site is in an Area of Consistency.

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

The affected neighborhood organizations are the District 4 Coalition of Neighborhood Associations, which were notified as required. A pre-submittal meeting was held on September 28, 2021. Concerns include; traffic safety issues, cannabis and liquor sales, types of uses that are permitted in MX-M zoning, and decreased property values. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval.

FINDINGS – RZ-2021-00044 November 21st, 2021 – Zoning Map Amendment

1. The request is for a zoning map amendment for approximately 0.73-acre, vacant site located, between San Pedro Dr. NE and Interstate-25, on the southern side of San Antonio Dr. NE. (the “subject site”)
2. The subject site is zoned MX-L (Mixed Use – Low Intensity). The applicant is requesting a zone change to MX-M (Mixed Use Medium Intensity) to facilitate future development by allowing for a wider range of commercial uses that can be accommodated.
3. The subject site is in an Area of Consistency and is not in a designated Center or along a designated Corridor.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes. The Facility Plan for Arroyos also applies due to the adjacency of the South Pino Arroyo.
5. The request generally furthers the following goal and sub-policies from Comprehensive Plan Chapter 5: Land Use.

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

The request would facilitate commercial development along the San Antonio corridor. Residents in the surrounding areas will have the opportunity to work, learn, shop and play together based on the amenities close in proximity to the existing residential neighborhoods.

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

The request will encourage infill development that is similar to the surrounding area MX-M.

- C. Sub-policy(n) 5.2.1 – Land Uses: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The zone change request will be an efficient and productive use of the vacant land by creating a wider range of uses that will promote development. The request furthers the following goal from Comprehensive Plan Chapter 5: Land Use.

- D. 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 zone change request will create a wider range of permissive uses that will promote development patterns that are similar, while also using existing infrastructure of the surrounding area.

6. The request furthers the following goal, policy, and sub-policy from Comprehensive Plan Chapter 5: Land Use.

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

The subject sites are located in an Area of Consistency. The request would reinforce the character and intensity of the surrounding area by matching the existing zoning adjacent to the sites (MX-M) which would allow the same character and intensity of development.

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

The request would protect and enhance the character of the existing area by offering a wider range of permissive uses to promote infill development. The infill development will be consistent with existing zoning, thus enhancing the area with a wider range of commercial services.

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

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response demonstrates that the request furthers a preponderance of applicable Goals and policies regarding character, identity, complete communities, land uses, efficient development patterns, infill development, city development areas and compatibility. Therefore, the request is consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: The subject site is located in an Area of Consistency. The applicant's response demonstrates that the request would clearly reinforce a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the current zoning.
- C. Criterion C: This criterion does not apply because the subject site is not located in an Area of Change, either wholly or in part.
- D. Criterion D: The applicant compared the existing MX-L zoning and the proposed MX-M zoning and discussed potential uses that could be harmful. Harmful uses that would become permissive under the proposed MX-M zone include nightclub and pawnshop. In addition, the use-specific standards for these uses would be permissive and would not mitigate harm. The surrounding land is zoned MX-M, uses that would become permissive already exist in the current zone and are not considered to be harmful in this setting because the uses would become identical
- E. Criterion E: The subject properties are located in an infill site that is adequately served by existing infrastructure and therefore meets requirement 1.

F. Criterion F: The request is not based on the property's location on a major street. The request reinforces and strengthens the character of the area in accordance with applicable Comprehensive Plan Goals and policies.

G. Criterion G: The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them, so the cost of land or other economic considerations are not the driving factors for the proposed request.

Criterion H: The applicant has demonstrated the request will match with the existing zoning of the surrounding area and therefore would not create a "spot zone".

8. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding, infill and efficient development patterns, utilization of existing infrastructure, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.
9. The affected, registered neighborhood organizations District 4 Coalition of Neighborhood Associations which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
10. A pre-submittal meeting was held on September 28, 2021. Concerns included- traffic safety issues, cannabis and liquor sales, types of uses that are permitted in MX-M zoning, and decreased property values.
11. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION – PR-2021-006088, RZ-2021-00044, November 18, 2021

APPROVAL of Project#2021-006088, Case#RZ-2021-00044, a zone change from MX-L to MX-M Tract B-2 J Group Addition plat of tracts B-1A and B-2 J Group Addition, approximately 0.73-acre site between Interstate-25 and San Pedro Dr. NE, based on the preceding findings.

Leroy Duarte

**Leroy Duarte
Current Planner**

Notice of Decision CC list:

District 4 Coalition of NA, Daniel Regan, dlreganabq@gmail.com
District 4 Coalition of NA, Mildred Griffiee, mgriffiee@noreste.org
Consensus Planning, fishman@consensusplanning.com
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

Metropolitan Redevelopment

Transportation Development Review Services

No adverse comments to zone change.

CITY ENGINEER

Hydrology

Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No adverse comments to zone change.

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

No comments at this time.

TRANSIT DEPARTMENT

The Transportation has no objection to the Zoning Map Amendment for any of these items.

PARKS AND RECREATION

No objection to the proposed zone change.

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comment to the proposed zone change.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2021-006088

- a. EPC Description: RZ-2021-00043—Zoning Map Amendment (Zone Change).
- b. Site Information: J Group Addition, Tract B-2.
- c. Site Location: 6200 San Antonio Dr. NE, between San Pedro Drive and Louisiana Boulevard.
- d. Request Description: Request for zone change from MX-L to MX-M. Site is adjacent (and application is for the same purpose) to the property which is the subject of the second case on the docket (above), Project 2021-6087.
- e. Comment: As the application states, MX-M zone is intended, “to provide for a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses.” Should future land use at this location involve residential development, the following schools will be impacted: Arroyo Del Oso Elementary School, Cleveland Middle School, and Del Norte High School.

School Capacity

School	2021-2022 (20th Day) Enrollment	Facility Capacity	Space Available
Arroyo Del Oso Elementary School	313	456	143
Cleveland Middle School	585	700	115
Del Norte High School	1,076	1,343	267

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

None of the applications for the November 18th EPC hearing are within MRGCD's service area.

PNM GAS COMPANY

There are existing PNM facilities abutting the site and/or in easements along San Antonio Dr and Forest Hills Dr NE. There are also PNM facilities along the Pino Arroyo.

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.

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE



Figure 1: Sign posting looking south from San Antonio Dr. NE to the subject site.



Figure 2: Sign posting looking east from San Pedro Dr. NE to the subject site.



Figure 3: Looking north at subject site.



Figure 4: Looking south at subject site.



Figure 3: Looking east at subject site.



Figure 4: Looking west at subject site.

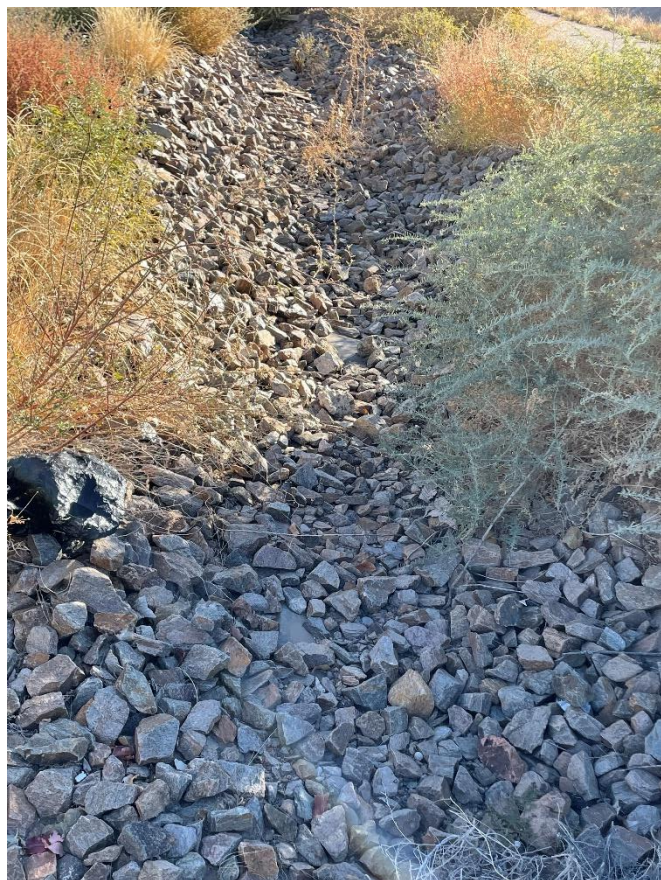


Figure 12: Drainage south of site(s)



Figure 13: South Pino Arroyo Bike Trail south of site(s)

CURRENT ZONING

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

PROPOSED ZONING

Please refer to IDO Section 14-16-2-4(B) for the MX-L 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: Motal LLC		Phone: 505-764-9801
Address: 5600 WYOMING BLVD NE SUITE 180		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 8th St NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87104
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

This is a request for a Zoning Map Amendment for the subject property from MX-L to MX-M.

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

Lot or Tract No.: B2	Block: 0000	Unit:
Subdivision/Addition: J Group Addition	MRGCD Map No.:	UPC Code: 101806227750710225
Zone Atlas Page(s): E-18	Existing Zoning: MX-L	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 0.72

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6200 San Antonio Dr NE	Between: San Pedro Dr NE	and: Louisiana Blvd NE
---	--------------------------	------------------------

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

V-89-25; Z-98-48; Z-93-11

Signature:	Date: October 7, 2021
Printed Name: Jacqueline Fishman	<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? No if yes, indicate language: _____
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (*not required for Amendment to IDO Text*) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**


☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature: 
Printed Name: Jacqueline Fishman, AICP

Date: 10/7/21

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



MOTAL LLC
5600 WYOMING BLVD NE SUITE 180
ALBUQUERQUE NM 87109-3149

October 6, 2021

Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

Re: Letter of Authorization for Zoning Map Amendment

Dear Mr. Chairman:

Motal LLC. hereby authorizes Consensus Planning to act as our agent related to the zoning map amendment for the property located at 6200 San Antonio Dr NE. The property is legally described as Tract B-2 J Group Addition Plat of Tracts B-1A & B-2 J Group Addition Containing 0.72 acres.

Sincerely,

Motal LLC

By:



Printed
Name:

LARRY D. STROUP

Title:

Contracted LLC Mgr

From: [Markie Anderle](#)
To: [Michael Vos](#)
Subject: FW: PRT FORMS
Date: Thursday, October 7, 2021 11:19:35 AM

From: Ewell, Diego <dewell@cabq.gov>
Sent: Wednesday, September 1, 2021 8:44 AM
To: Markie Anderle <Anderle@consensusplanning.com>
Cc: Jackie Fishman <fishman@consensusplanning.com>
Subject: RE: PRT FORMS

Hello,

Your application has been received. We have had an influx of request therefore your application will be submitted on Wednesday, September 8th, 2021 after 12:00 PM. At this time there are no in person meetings taking place, the team will review your application and provide note/comments in regards to your request. I will then email the completed packet once the team has finalized the application.

Your PRT Request # 21-193

Thank You,



Diego Ewell
senior office assistant
administration
o 505.924.3811
e dewell@cabq.gov
cabq.gov/planning

From: Markie Anderle <Anderle@consensusplanning.com>
Sent: Tuesday, August 31, 2021 6:01 PM
To: Ewell, Diego <dewell@cabq.gov>
Cc: Jackie Fishman <fishman@consensusplanning.com>
Subject: PRT FORMS

External

Good evening,

Please find attached two PRT forms for separate Zoning Map Amendment – EPC Applications.

Best,

Markie E. Anderle
Planner
Consensus Planning
302 8th St NW
Albuquerque, NM 87102
Cell: 216-712-5037
Work: 505-764-9801

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-193 Date: 09/14/21 Time: N/A (sent via email to)

Address: Corner of San Antonio Dr and Forest Hills Dr

AGENCY REPRESENTATIVES

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (imaranda@cabq.gov)

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

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

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

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

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

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

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

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

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

REQUEST: Zone Map Amendment (MX-L-MX-M)

SITE INFORMATION:

Zone: MX-L

Size: Approx. 3.34 acres (combined)

Use: Mixed-Use Low Intensity

Overlay zone: N/A

Comp Plan Area of: Consistency

Comp Plan Corridor: N/A

Comp Plan Center: N/A

MPOS or Sensitive Lands: X Flood zone

Parking: 14-16 5-5

MR Area: North Albuquerque

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

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

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

*Neighborhood Organization/s: District 4 Coalition of Neighborhood Associations

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

PROCESS:

Type of Action: 6-7(G) Zone Map Amendment

Review and Approval Body: EPC Is this a PRT requirement? Yes (Table 6-1-1)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-193 Date: 09/14/21 Time: N/A (sent via email)

Address: Corner of San Antonio Dr and Forest Hills Dr

NOTES:

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

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

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

Records requests

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

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

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

Requests to Inspect Public Records

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

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

File Submittal

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

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

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-193 Date: 09/14/21 Time: N/A (sent via email)

Address: Corner of San Antonio Dr and Forest Hills Dr

Zoning Comments

PRT 21-193

PROPERTY INFORMATION

- Address: Corner of San Antonio Dr and Forest Hills Dr
- Lot: 4A Block: 0000
- Subdivision: JJ
- Type: Consistency
- Calculated GIS Acres: 3.34 (combined)
- IDO Zoning: **MX-L**
- Old Zoning Designation: SU-1
- Old Zoning Description: C-1 Uses
- Old Zoning Category: Commercial

CASE HISTORY

- 1002455
- 1009888

ALLOWABLE USE(S)

- Office

USE SPECIFIC STANDARDS

- N/A

DEFINITIONS

- N/A

DEVELOPMENT STANDARDS

Landfills (5-2): SAN ANTONIO

APPLICANT'S QUESTIONS

- N/A

PROCESS

6-7(G) Zone Map Amendment-EPC

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-193 Date: 09/14/21 Time: N/A (sent via email)

Address: Corner of San Antonio Dr and Forest Hills Dr

Transportation Development Comments

PRT 21-193 (99999 San Antonio Dr NE., case no:1002455)

Information for Site Development – Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

General comments for proposed development (if applicable):

Curb Cuts

- Follow DPM guidelines for residential /commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-193 Date: 09/14/21 Time: N/A (sent via email)

Address: Corner of San Antonio Dr and Forest Hills Dr

- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies

- See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways

- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-193 Date: 09/14/21 Time: N/A (sent via email)

Address: Corner of San Antonio Dr and Forest Hills Dr

- *Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.*

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at dewell@cabq.gov



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Zoning Map Amendment - San Antonio SE

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: E-18 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT B-2 J GROUP ADDN PLAT OF TRS B-1A & B-2 J GROUP ADDN CONT 31,551 SQ FT M/L

Development Street Address: 6200 San Antonio Dr NE

Applicant: Motal LLC Contact: Jackie Fishman

Address: 5600 WYOMING BLVD NE SUITE 180 ALBUQUERQUE NM 87109-3149

Phone#: 505-764-9801 Fax#: _____

E-mail: fishman@consensusplanning.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: MX-L (current); MX-M (proposed)

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

Change of Zoning: ☒

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

Describe development and Uses:

Unknown at this time.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed:	Street Name	San Antonio Dr NE	Posted Speed	35 MPH
	Street Name	San Pedro Dr NE	Posted Speed	35 MPH

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: San Antonio - 3; San Pedro - 4
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: San Antonio - 22,384 Volume-to-Capacity Ratio (v/c): _____
San Pedro - 13,245 (if applicable)

Adjacent Transit Service(s): 34 - San Pedro Commuter Nearest Transit Stop(s): Bus Route 34 Stop on the north side of San Pedro

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike Lane on west side of San Pedro, Bike Path on east side of San Pedro
(bike lanes, trails) Pino Arroyo Trail to the south

Current/Proposed Sidewalk Infrastructure: N/A

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:



9/10/2021

TRAFFIC ENGINEER

DATE

Submittal

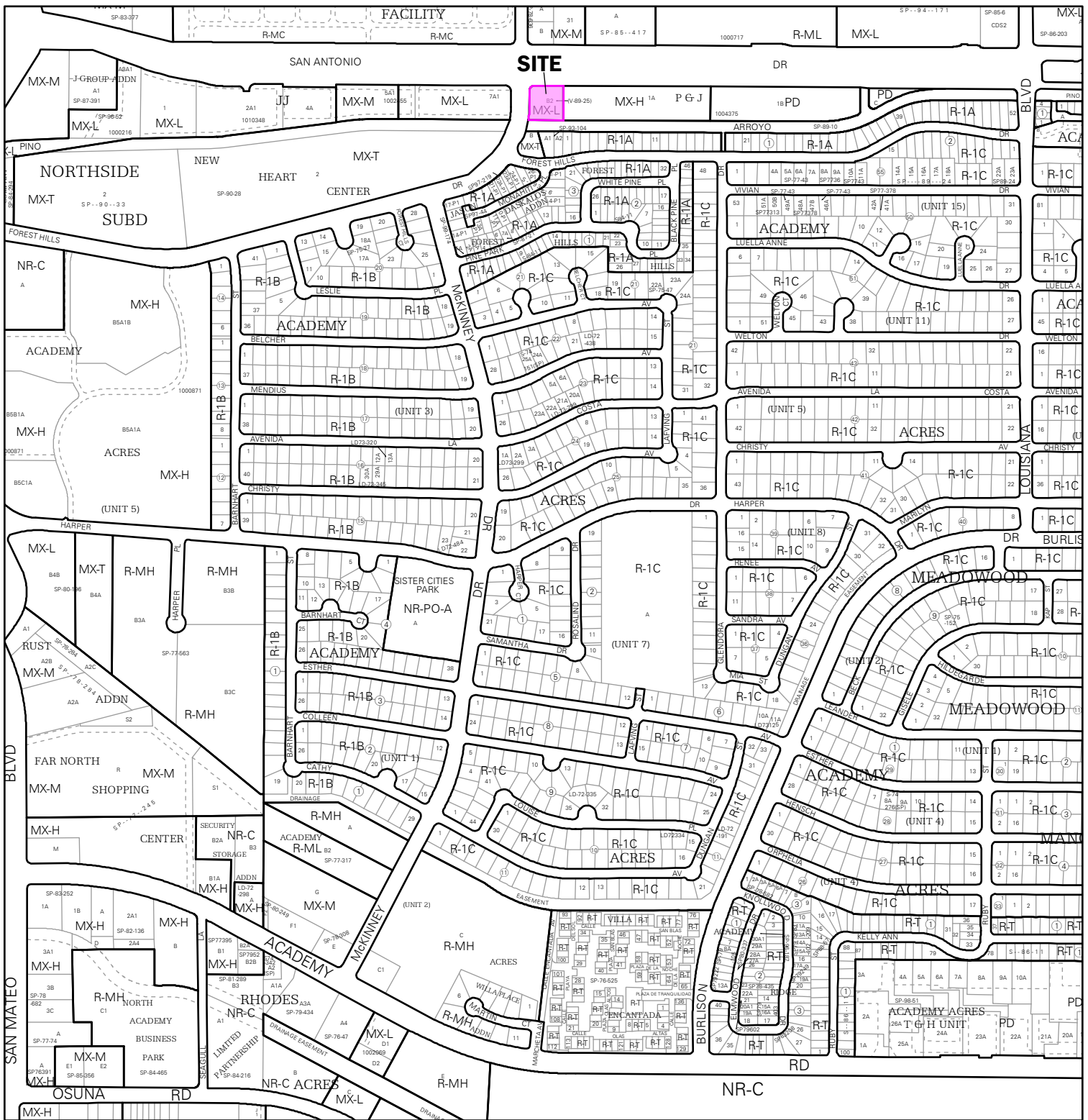
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

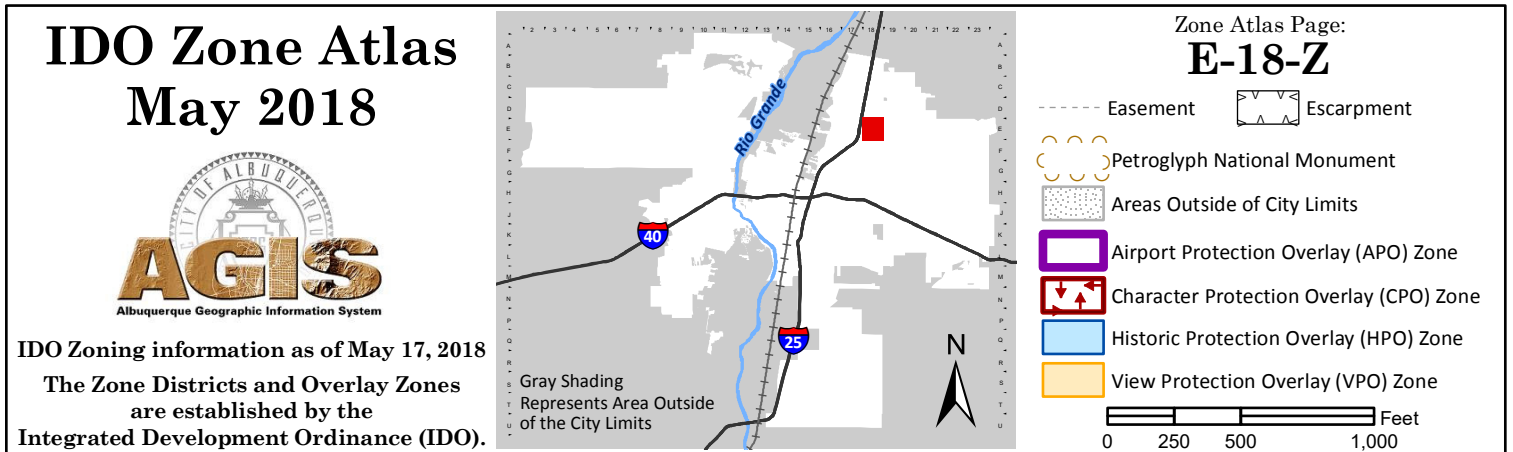
Site Plan/Traffic Scoping Checklist

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

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



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





November 2, 2021 (*replaces 10.7.2021 letter*)

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for Zoning Map Amendment on San Antonio Drive NE (SE property)

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC for the property at 6200 San Antonio Dr NE, on behalf of Motal LLC. The property is currently zoned MX-L, Mixed-Use – Low Intensity and legally described as Tract B-2 J Group Addition Plat of Tracts B-1A & B-2 J Group Addition Containing 0.72 acres. The Applicant's request is to rezone the property to MX-M, Mixed-Use – Medium Intensity. This request is being submitted simultaneously with another zone change application for two properties located along San Antonio Drive NE, west of San Pedro Drive NE.

Figure 1. Subject site (in pink) and surrounding context.



EXISTING CONTEXT, LAND USE, AND ZONING

The subject property is located within the North Albuquerque Community Planning Area and within an Area of Consistency. It has never been developed and situated within the San Antonio Landfill area along the south side of San Antonio Drive (a Minor Arterial, Arterial), between I-25 (an Urban Freeway) and San Pedro Drive (a Major Collector) to the west, and the Pino Arroyo to the south.

The San Antonio Landfill was in operation from 1968 to 1970 and encompassed approximately 42.9 acres. Development projects within the landfill buffer zone are reviewed and certified by the City's Environmental Health Department for landfill gas impacts and mitigation actions. The City conducts semi-annual landfill gas and annual groundwater monitoring for property within the landfill buffer area. The presence of the landfill does not prevent development of these properties but does impact any future development on the site. The adjacent MX-H property

PRINCIPALS

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

to the east, also within the landfill area, is fully developed as a self-storage facility containing appropriate landfill mitigation in place as shown in the photo below.



Existing landfill vent at adjacent self-storage facility

The existing zoning on the subject property is MX-L and the surrounding existing zoning is varied with a mix of MX-M, MX-L, MX-H, R-MC, MX-T, and NR-LM (see *Figure 1 and Table 1*). The Pino Arroyo runs south of the subject property and serves as a buffer the properties facing San Antonio Drive and a vacant MX-T parcel and R-1A zoned single-family development to the south. To the west across San Pedro Dr NE are the subject properties of a simultaneous Zoning Map Amendment application for MX-L to MX-M. To the southwest is property zoned MX-T and containing a Presbyterian Health facility. To the east is property zoned MX-H and containing StorWise Self Storage. Further east is vacant property zoned NR-LM that was approved by the EPC for an RV storage facility. To the north across San Antonio, the property is zoned MX-M and containing a convenience store with a gas station and a Blake's Lotaburger, and property zoned NR-C containing a US Post Office. To the northwest is property zoned R-MC and containing the Albuquerque Meadows Mobile Home Park.

Figure 2. Existing Zoning

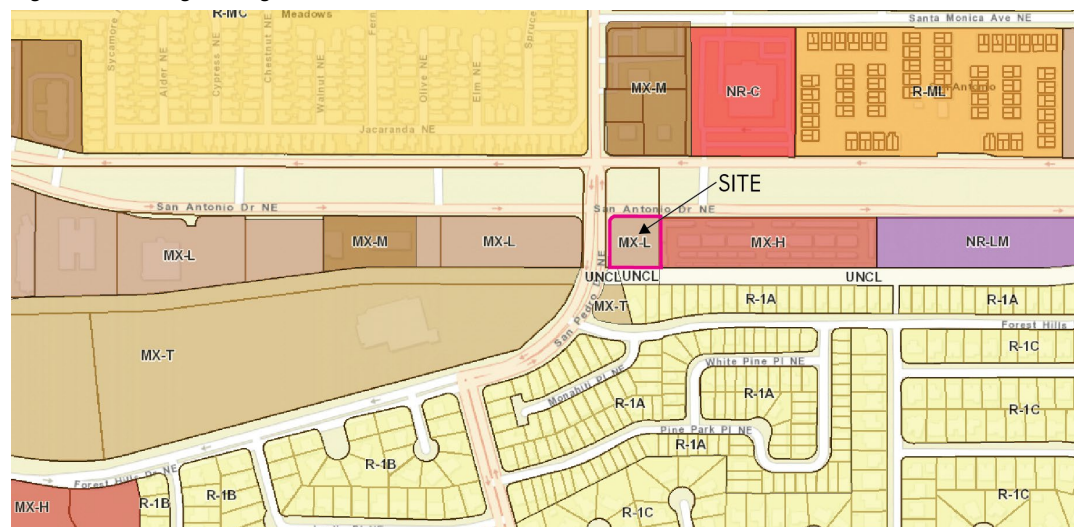


Figure 3. Existing Land Use

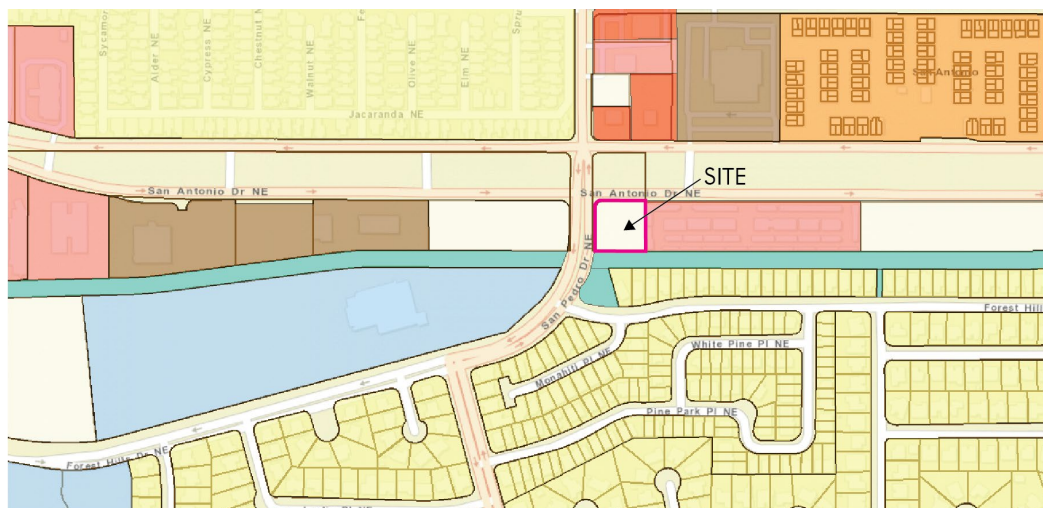


TABLE 1. Surrounding Zoning & Land Use

NORTH	R-MC, MX-M, NR-C	Albuquerque Meadows Mobile Home Park, Alon gas station, Blake's Lotaburger, US Post Office
WEST	MX-L, MX-M, MX-T	Vacant lots, Starr Brothers Brewery, Presbyterian Health facility, State of New Mexico office buildings
SOUTH	MX-T, R-1A	Pino Arroyo Trail, vacant lot, single-family residential development
EAST	NR-C, NR-LM	StorWise Self Storage, vacant lot

Figure 4: Aerial showing site context.



INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Zoning Map Amendment meets the IDO criteria pursuant to IDO Section 14-16-6-7(G) Zoning Map Amendment – EPC.

The request for a Zoning Map Amendment complies with the criteria outlined in Section 14-16-6-7(G) Zoning Map Amendment – EPC as follows:

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 as detailed below. The following policy analysis shows the zone change is clearly consistent with the ABC Comprehensive Plan and demonstrates that the proposed zone change is advantageous to the surrounding neighborhood and the City as a whole by creating a complete community that is healthy, sustainable, and distinct and conveniently assessed from surrounding neighborhoods; promoting infill and more productive use of vacant lots on property that sits above an old City landfill in an area with existing infrastructure and transportation systems and within an Area of Consistency; and promoting a development pattern that maximizes the utility of existing infrastructure, public trail facility, and efficient use of land to support the public good.

Comprehensive Plan Goals and Policies:

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

Applicant Response: The proposed zone change to MX-M furthers Goal 5.2 regarding fostering complete communities by allowing for a greater range of permissive commercial land uses that can serve this area of Albuquerque. The subject properties are close to I-25 and in an area currently characterized by hotel, convenience store, storage, and restaurant uses along San Antonio Drive, which does little to serve the commercial needs of the residential neighborhoods north of San Antonio and southeast of the Pino Arroyo. The residents in this area currently must travel to other areas of Albuquerque to meet their commercial service needs. Travelers to and from I-25 will also be served by expanding the potential uses that support the commercial development of the subject properties.

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 MX-M furthers Policy 5.2.1 by allowing appropriate uses on the subject property that has remained undeveloped likely due to the difficulty of mitigating landfill issues. The subject property is conveniently accessed from surrounding neighborhoods and motorists driving from or to I-25. Due to the significant development challenges for the subject property, adding a greater range of commercial uses will help the City create a better land use mix and more sustainable land use pattern in this area. This is also accomplished by the zone change request for two properties along the south side of San Antonio Dr NE to the west that was submitted simultaneous with this application by Consensus Planning.

Sub-policy h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Applicant Response: The proposed zone change to MX-M furthers Sub-policy h by allowing additional complementary uses that support and promote infill in an area that would benefit from commercial development but challenged by the previous landfill. Allowing these additional higher intensity uses of the MX-M zone will fit within the context of the surrounding area that is characterized by other MX-M, MX-H, and NR-C zoned properties, and will help eliminate the checkerboard pattern of MX-M and MX-L zoning along the south side of San Antonio. Rezoning this property to MX-M will encourage land uses that are complementary and more compatible in form and scale to the surrounding higher intensity zoning and uses to the north (MX-M and NR-C) and east (MX-H and NR-LM) through specific regulations and development standards that address form and scale of development, including building size, height, setbacks, and façade articulation, and ensure consistency and compatibility with surrounding development.

Sub-policy n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: The proposed zone change to MX-M furthers Sub-policy n by allowing additional uses at an appropriate intensity on this vacant parcel along San Antonio Drive, thereby increasing the potential for development and ensuring productive use of the subject property.

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 to MX-M furthers Goal 5.3 by maximizing the use of the existing infrastructure and transportation systems along San Antonio Drive (a Minor Arterial) and San Pedro Drive (a Major Collector). In addition to the major roadway facilities, infrastructure and public facilities include the existing public sidewalk to the east along San Antonio, Pino Arroyo public multi-use trail, and water, sewer, gas, and electric services that exist within the San Antonio Drive right-of-way. The zone change request will promote an appropriate development pattern and efficient use of land uniquely situated within a landfill area that is buffered to the south by the 60-foot Pino Arroyo and the Presbyterian Health facility, and will help maximize the use of the adjacent public trail facility (Pino Arroyo multi-use trail) to support the public good.

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

Applicant Response: The proposed zone change to MX-M furthers Policy 5.3.1 by increasing the potential for infill development in an area with existing infrastructure and public facilities, and containing a diverse mix of higher intensity zones including MX-M, MX-H, NR-LM, and NR-C. Expanding the number of uses through the zone change will help ensure future opportunities for development that serves this area just east of I-25 and help eliminate the checkerboard pattern of zoning that occurred with the IDO conversions.

San Antonio Drive is a Minor Arterial that is fully developed with a very wide median and turn bays that can be utilized by the subject properties. There is an existing public sidewalks to the east along the San Antonio frontage and north-south through San Antonio right-of-way connecting the north and south sides of the street, stormwater outfall infrastructure to the Pino Arroyo, and public water, sewer, electric, and gas services in the public right-of-way that can be tapped to serve this property. The Pino Arroyo public multi-use trail provides additional access to the site. The zone change will support additional growth in this area containing existing infrastructure systems and the public sidewalks and trail facility.

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 proposed zone change from MX-L to MX-M furthers Goal 5.6 because it will help create a more consistent zoning pattern that reinforces the existing character and land use intensity within an Area of Consistency. The existing irregular zoning pattern in this area was created as a result of the IDO conversion of SU-1 properties. The existing MX-L zone is intended to ... "to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets". The subject property is at the intersection of a minor arterial and a major collector, and the single family neighborhood to the south is separated by the 60-foot Pino Arroyo right-of-way. Changing the zoning of the subject properties to MX-M, which is intended ... "to provide for a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses...", will create a more consistent zoning pattern, provide a more appropriate zone and land use intensity adjacent to the MX-H property to the east, and allow for the wide array of uses intended for these types of locations.

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

Applicant Response: The proposed zone change to MX-M furthers Policy 5.6.3 by creating a more uniform zoning pattern in an area outside of a Center or Corridor. The zone change will help to eliminate any potential zoning conflicts, and will help protect and enhance the character of this area by increasing the potential for development of compatible moderate-intensity uses that is separated from single-family neighborhoods by the 60-foot Pino Arroyo. This separation from single-family neighborhoods by the Pino Arroyo from the subject property, plus Neighborhood Edge requirements and Use Specific Standards, will protect the single-family neighborhood from the impact of future development. Additionally, the MX-T zoned parcel located at the corner of Forest Hills Drive and San Pedro Drive will provide the appropriate transition between the residential neighborhood and future development on the subject property. The character of the existing single-family residential neighborhoods is thereby

protected and enhanced through this zone change to MX-M. There is no Major Public Open Space in the vicinity of the subject property.

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.
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 proposed zone change to MX-M is more advantageous to the community than the existing MX-L zone by virtue of creating a more consistent pattern of zoning, land use, and development intensity in this area along San Antonio Drive. The existing zoning in this area is a mix of NR-C, MX-H, MX-M, MX-L, MX-T, and R-MC, which contain a broad mix of land uses (*see Table 1: Land Use and Zoning*). Given the designation of the subject properties and the surrounding neighborhood as an Area of Consistency, this request presents an opportunity to create a more uniform zoning pattern and ensure greater consistency in intensity of uses. MX-M is an appropriate zone for this area due to its proximity to Interstate 25, adjacency of the MX-H zone to the east, separation from single-family residential properties by the 60-foot Pino Arroyo right-of-way, and the MX-M zoned properties to the north across San Antonio Drive. Additionally, because the subject properties were formerly part of the San Antonio Landfill, the additional uses allowed in the MX-M zone will increase the potential of developing this vacant infill site to serve the larger community and fulfill important Comprehensive Plan goals and policies.

These conditions underscore how the zone change to MX-M will be advantageous to the community by reinforcing and strengthening the established character along San Antonio Drive NE. Since MX-M is already an existing zone on properties to the north, this zone change (as well as the related zone change request on the southwest corner of San Antonio and San Pedro Drive) will create consistent zoning and intensity of land use along San Antonio Drive NE and will not permit development that is significantly different than the existing neighborhood character.

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 ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: The subject properties are located entirely in an Area of Consistency, so this criterion does not apply.

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: None of the permissive uses in the MX-M zone will be harmful to the adjacent property, neighborhood, or community. The table below provides a comparison of uses from the MX-L and MX-M zones. The subject property is appropriately and adequately buffered to the north by the wide right-of-way within San Antonio Drive and to the south by the 60-foot Pino Arroyo. As previously stated, the adjacent property to the east is zoned MX-H and has been in operation as a self-storage facility for many years and has not been harmful to the adjacent properties, neighborhood, or community.

These existing buffers, as well as the small size of the site, ensure that the single-family residential community to the south will be protected from potential harmful uses allowed under the MX-M zone, such as a light vehicle fueling station, mortuary, bar, or nightclub. This is further evidenced by the existing self-storage facility to the east on Tract 1-A. Due to its adjacency to a single family neighborhood, a light vehicle fueling station would need to follow the conditional use process as identified by the Use-Specific Standards in IDO Section 14-16-4-3. The conditional use process will ensure that any harmful impacts are appropriately assessed by the City within a public hearing format.

IDO ZONING COMPARISON: MX-L VS. MX-M		
USE	MX-L	MX-M
Group home, large	-	C
Hospital	-	P
Sports Field	C	P
University or College	C	P
Nursery	-	A
Auditorium or Theater	A	P
Bar	C	P

Catering Service	-	P
Nightclub	-	P
Tap room or tasting room	C	P
Campground or recreational vehicle park	-	C
Light vehicle fueling station	C	P
Light vehicle sales and rental	C	P
Blood services facility	-	C
Mortuary	C	P
Personal and business services, large	-	P
Drive-in theater	-	C
Building and home improvement materials store	-	C
General retail, medium	-	P
General retail, larger	-	C
Liquor retail	A	C
Nicotine retail	A	C
Pawn shop	C	P
Helipad	-	CA
Park-and-ride lot	C	P
Transit facility	C	P
Outdoor storage	CA	C
Warehousing	-	C
Wholesaling and distribution center	-	C
Circus	-	T

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 criteria:

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

Applicant Response: The proposed zone change to MX-M meets Criterion 1 and 3. The subject property will be adequately served by existing infrastructure immediately adjacent to and on the property, including water, sewer, and drainage facilities that can serve future development on the site. The subject property is at a fully signalized intersection and additional infrastructure requirements are not anticipated to be required for development.

The proposed zone change to MX-M meets Criterion 3 because any future development must meet the conditions set in the IDO and DPM, and an Infrastructure Improvements Agreement for the extension of services and the public sidewalk. In addition, the Applicant will be required to provide mitigation and ongoing monitoring of the landfill gases, which will be coordinated through the City Environmental Health Department.

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

Applicant Response: The justification for this zone change is not completely based on the property's location on a major street. The justification is based on the existing checkerboard zoning pattern of higher intensity zones, as well as the history of the subject properties being on a City landfill, and separated from single family development. The zone change to MX-M will assist in making this property more conducive to infill development by allowing for a wider range of commercial uses that can be accommodated and appropriated sited in compliance with Use Specific Standards of the IDO.

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

Applicant Response: The justification for this zone change to MX-M does not rely on the cost of land or economic considerations. The Applicant has owned this property for many years and has diligently addressed landfill mitigation issues on this property as well as his properties to the west owned by San Antonio Commons of which he is a managing member. The requested zone change is justified based on being more advantageous for the community as expressed in the goals and policies contained in the Comprehensive Plan and strengthening the character of the area as a commercial service destination. The Applicant is proposing a change that will help facilitate infill development on a former City landfill that has long been vacant and an eyesore in this area of Albuquerque.

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 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 proposed zone change to MX-M would not create a "spot zone" because there is adjacent MX-M zoning to the north zoned MX-M



and the simultaneous zone change application for MX-M for properties to the west of San Pedro Drive managed and owned by this same applicant. The special circumstance of the City landfill supports the rezone of the subject properties, which will create more uniformity in zoning and land use intensity along San Antonio Drive.

NEIGHBORHOOD COORDINATION

A facilitated meeting was held on September 28, 2021, which was attended by three community members. The Applicant was provided initial information from the Office of Neighborhood Coordination (ONC) for the IDO Neighborhood Notification requirement that did not include the Albuquerque Meadows Neighborhood Association. After coordination with ONC, Consensus Planning provided the required notification to Albuquerque Meadows and ensured they were invited to the facilitated meeting. No one from Albuquerque Meadows attended the facilitated meeting or responded to the email notification.

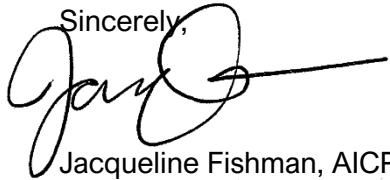
CONCLUSION

The request for a zone change from MX-L to MX-M provides additional commercial options in this area of Albuquerque. It is justified by being more advantageous to the community by furthering a preponderance of goals and policies of the Comprehensive Plan, as described in this justification letter, by creating a more uniform zoning pattern and land use intensity along San Antonio Drive and within an Area of Consistency, supporting infill development on the City's former San Antonio Landfill, and promoting development in an area with existing capacity, and existing infrastructure and transportation systems.

On behalf of Motal LLC, we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment.

Thank you for your consideration.

Sincerely,



Jacqueline Fishman, AICP
Principal

STAFF INFORMATION

October 25, 2021

TO: Consensus Planning
FROM: Leroy Duarte, Staff Planner
City of Albuquerque Planning Department
TEL: (505) 924-3452
RE: Project #2021-006088 RZ-2021-0044, Motal LLC Zone Map Amendment

I am the Staff Planner reviewing your application for project #2021-006088, a zone map amendment (zone change) for the subject site located on 6200 San Antonio Dr. NE, between San Pedro Dr. NE, and Louisiana Blvd. NE. The zone change is from MX-L to MX-M to the facilitate the development of the subject site.

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

The response to some of the Goals and Policies need to be expanded/adjusted in order to justify the proposed Zone Map Amendment while others listed do not further the Comprehensive Plan Goals and Policies.

Please provide the following:

⇒ A revised zone change justification letter pursuant to the zone change criteria in the IDO (electronic copy) by:

12 pm on Monday November 2, 2021.

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

1) Introduction:

- A. This is what I have for the legal description and request: Consensus Planning, agent for Motal LLC, requests a zoning map amendment from MX-L to MX-M for Tract B-2 J Group Addition Plat of Tracts B-1A and B-2 J Group Addition, located on San Antonio Dr. NE, between San Pedro, and Louisiana Blvd., approximately 0.72-acres (E-18-Z). Is that correct?

2) Resources/Process:

- A. Note: The City has a publicly available GIS based map viewer that you can use to query a variety of land use and zoning topics:

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

- B. 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>

- C. Timelines and EPC calendar: these are unclear as of this writing. The EPC public hearing for November is scheduled for the 18th. Final staff reports will be available one week prior to the hearing, on November 11th.
- D. Agency comments will be distributed as they come in. I will email you a copy of the comments (if any are provided) and will forward any late ones to you.

3) Notification and Neighborhood Issues:

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

- A. It appears that notification offering the pre-application facilitated meeting is complete. I found that each person on the ONC list received, via email: cover letter, required meeting request form, letter of explanation, and zone atlas page.
- B. I saw that the facilitated meeting notes, thank you for including those.
- C. Were the facilitated meeting notes/summary sent to property owners and NA representatives? IDO 6-4 (K)
- D. Other than the facilitated meeting notes, the notification to property owners also appears to be complete. Thank you for providing scans of the postage receipts.
- E. Please ensure that the sign is posted for the appropriate dates, 15 consecutive days before the EPC.
- F. Have you had any other neighborhood representatives or members of the public contact you so far?

4) Project Letter:

In general, I can follow the project letter. I have a few comments regarding the policy analysis in the next section.

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

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form.
- C. The submitted justification letter is a good start but a strengthened and expanded policy analysis is needed to fulfill Criterion A.

6) Zone Map Amendment (zone change) – section by section:

Please address and incorporate the following to provide a strengthened response to the IDO zone change criteria.

- Explain how the proposed change contributes to the goal or policy by specifically addressing the language found in the goals or policies.

Be sure to include a conclusory statement regarding the entirety of Criterion A.

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

Chapter 5 Land Use:

Policy 5.2.1: please list and define sub-policy h. Title for this is missing.

Sub-Policy h: The sub-policy reads “compatible in form and scale”, how will the zone change ensure that the form and scale of potential development will be compatible?

Goal 5.3: Discuss in more detail how this request would promote development patterns that maximize the use of existing public facilities, and the efficient use of land to support the public good.

Policy 5.3.1: Are there existing public facilities nearby?

Policy 5.6.3: How does a increasing zoning uses protect existing single-family neighborhoods when the original zoning limits types and intensity use?

Policy 12.2.2: Please remove this section as this only applies to the city.

Please provide a summary demonstrating that criterion A was met (a summary of the policy analysis).

B. Criterion B (sufficient): The response is sufficient.

C. Criterion C (sufficient): The response is sufficient.

D. Criterion D (refine): Please provide a brief discussion regarding the potential for harmful uses, should the zone change be approved. For example: Bar, nightclub, light vehicle fueling station and mortuary.

E. Criterion E (refine): The response identifies criterion 1 and 3 as being met, however criterion 3 is not mentioned at all. Please include a brief description stating applicant will fulfill obligation under the IDO, APM, and/or an Infrastructure Improvements agreement (IIA).

F. Criterion F (good): The response is sufficient.

G. Criterion G (sufficient): The response is sufficient.

h. Criterion H (sufficient): The response is sufficient.

NOTIFICATION

Markie Anderle

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, August 31, 2021 9:54 AM
To: Markie Anderle
Subject: San Antonio Dr NE and San Pedro Dr NE Neighborhood Meeting Inquiry
Attachments: Zoning Atlas Marked - SE.PDF

Dear Applicant:

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

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

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. 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#page=393>

Thanks,



Dalaina L. Carmona

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



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

Sent: Tuesday, August 31, 2021 8:20 AM

To: Office of Neighborhood Coordination <anderle@consensusplanning.com>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Markie Anderle

Telephone Number

5057649801

Email Address

anderle@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87104

Legal description of the subject site for this project:

TRACT B-2 J GROUP ADDN PLAT OF TRS B-1A & B-2 J GROUP ADDN CONT 31,551 SQ FT
M/L

Physical address of subject site:

Southeast Corner of San Antonio and San Pedro

Subject site cross streets:

San Antonio Dr NE and San Pedro Dr NE

Other subject site identifiers:

This site is located on the following zone atlas page:

E-18-Z

External

Good morning Dalaina,

Per our conversation on the phone today, I am reaching out to request the ONC Contact Information for the Albuquerque Meadows Neighborhood Association. They are not within the required notification radius of our subject sites, but we are happy to notify them per Jackie's email to Dan Regan on 9/16 (I just forwarded you that email for reference).

This request is for the Zoning Map Amendment – EPC Application at 6200 San Antonio Dr NE, and the Zoning Map Amendment – EPC Application for the two properties (first and third to the southwest) from the intersection of San Pedro Dr NE and San Antonio Dr NE along San Antonio Dr NE.

Thank you to you and your office for all of your help in clarifying this request.

All the best,

Markie E. Anderle

Planner

Consensus Planning

302 8th St NW

Albuquerque, NM 87102

Cell: 216-712-5037

Work: 505-764-9801

Markie Anderle

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, September 20, 2021 3:18 PM
To: Markie Anderle
Cc: Jackie Fishman
Subject: RE: Supplemental ONC Request for Consensus Planning

Hi Markie,

Listed below are the contacts per your request.

Association Name	First Name	Last Name	Email	Address Line 1	City	State
Albuquerque Meadows Residents Association	Dawn	Jones	devindawn2010@gmail.com	7112-61 Pan American Freeway NE	Albuquerque	NM
Albuquerque Meadows Residents Association	Agnes	Rivera	agnes.rivera1@aol.com	7112-231 Pan American Freeway NE	Albuquerque	NM

Thanks,



Dalaina L. Carmona

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

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: Markie Anderle [mailto:Anderle@consensusplanning.com]
Sent: Monday, September 20, 2021 12:00 PM
To: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Cc: Jackie Fishman <fishman@consensusplanning.com>
Subject: Supplemental ONC Request for Consensus Planning

Markie Anderle

From: Jackie Fishman
Sent: Wednesday, September 1, 2021 4:08 PM
To: dlreganabq@gmail.com; mgriffiee@noreste.org
Cc: Markie Anderle
Subject: Pre-Application Notification - 6200 San Antonio Drive NE
Attachments: Neighborhood Meeting Request Forms - San Antonio SE.pdf

Dear Neighbors:

This is notification that Consensus Planning is preparing an application for a Zoning Map Amendment for the property located at 6200 San Antonio Dr NE (see attachment). This request will be submitted simultaneously with another zone change application for property west of San Pedro NE. Per the City's Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). The legal description of this property is **Tract B-2 J Group Addition Plat of Tracts B-1A & B-2 J Group Addition containing 0.72 acres.** The proposed amendment will rezone the property from MX-L, Mixed Use, Low Intensity to MX-M, Mixed Use, Medium Intensity. This zone change is intended to encourage appropriate development on this currently vacant property.

Please see the attached City forms containing the details of the property and this request. As part of the City process and in accordance with IDO Subsection 14-16-6-4(c) Neighborhood Meeting, we are sending this email to allow an opportunity to schedule a public meeting concerning the project if desired.

In accordance with the IDO, we are providing you an opportunity to discuss these applications prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at (505) 764-9801. Per the IDO, you have 15 days or until September 16, 2021, to request a meeting.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

Markie Anderle

From: Jackie Fishman
Sent: Tuesday, September 21, 2021 8:35 AM
To: devindawn2010@gmail.com; agnes.rivera1@aol.com
Cc: Markie Anderle
Subject: Zone Change Notification - Albuquerque Meadows Residents Association
Attachments: Zoning Atlas Marked - SE.pdf; Zone Atlas Marked - SW.pdf

Dear Neighbors:

This is a notification that Consensus Planning is preparing two requests for zone changes for the property located at 6200 San Antonio Dr NE, and two properties located along San Antonio Dr NE to the southwest of the intersection at San Pedro Dr NE (see attachment). The legal descriptions are as follows:

- Tract B-2 J Group Addition Plat of Tracts B-1A & B-2 J Group Addition containing 0.72 acres.
- Lot 7-A-1 Plat for Lot 5-A-1 and Lot 7-A-1 JJ Subdivision containing 2.05 acres and Lot 4-A Plat for Lots 4-A, 5-A, 6-A & 7-A JJ Subdivision containing 1.30 acres.

The proposed amendments will rezone these properties from MX-L, Mixed Use, Low Intensity to MX-M, Mixed Use, Medium Intensity. This zone change is intended to encourage appropriate development on these currently vacant properties.

As part of our neighborhood notification process, we were made aware that the Albuquerque Meadows Residents Association is located across San Antonio Dr NE to the north of the subject properties. While we were not required by the Office of Neighborhood Coordination to notify Albuquerque Meadows as part of the City's Integrated Development Ordinance (IDO) process, we are happy to provide information about the applications given the proximity of Albuquerque Meadows to the subject properties. We have attached the forms sent to the District 4 Coalition of Neighborhood Associations as part of our required notification.

We would like to extend an invitation to a facilitated meeting on September 28, 2021 at 5:30 PM that was requested by the District 4 Coalition of Neighborhood Associations. This meeting will be held virtually via Google Meet, and we will send login details when they are made available.

Joining info Join with Google Meet
meet.google.com/dwh-yujp-vxv

Join by phone
(US) [+1 609-469-1601](tel:+16094691601) (PIN: 851900078)

Please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at (505) 764-9801 with any questions.

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

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



PART I - PROCESS

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

Application Type: Zoning Map Amendment

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 6200 San Antonio Dr NE

Name of property owner: Motal LLC

Name of applicant: Motal LLC

Date, time, and place of public meeting or hearing, if applicable:

October 21, 2021 at 8:30 AM; see EPC website for additional details (bottom of page); the meeting will be held via zoom unless otherwise noted

Address, phone number, or website for additional information:

Contact Jackie Fishman at Consensus Planning at 505-764-9801 or fishman@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

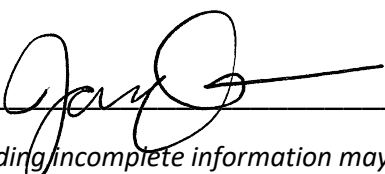
☒ Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) September 1, 2021 (Date)

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

EPC WEBSITE FOR HEARING DETAILS:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020

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

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

Date of Request*: September 1, 2021

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

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan; Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: dlreganabq@gmail.com; mgriffiee@noreste.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: fishman@consensusplanning.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 6200 San Antonio Dr NE
Location Description Southeast corner at the intersection of San Antonio Dr NE and Forest Hills Dr NE
2. Property Owner* San Antonio Commons LLC
3. Agent/Applicant* [if applicable] Consensus Planning / San Antonio Commons 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*}:

This is a Zoning Map Amendment to rezone these properties from MX-L to MX-M.

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}:
Contact Jackie Fishman at 505-764-9801 or fishman@consensusplanning.com

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

1. Zone Atlas Page(s)^{*5} E-18
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] 0.724 acres
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

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

Useful Links

Integrated Development Ordinance (IDO):

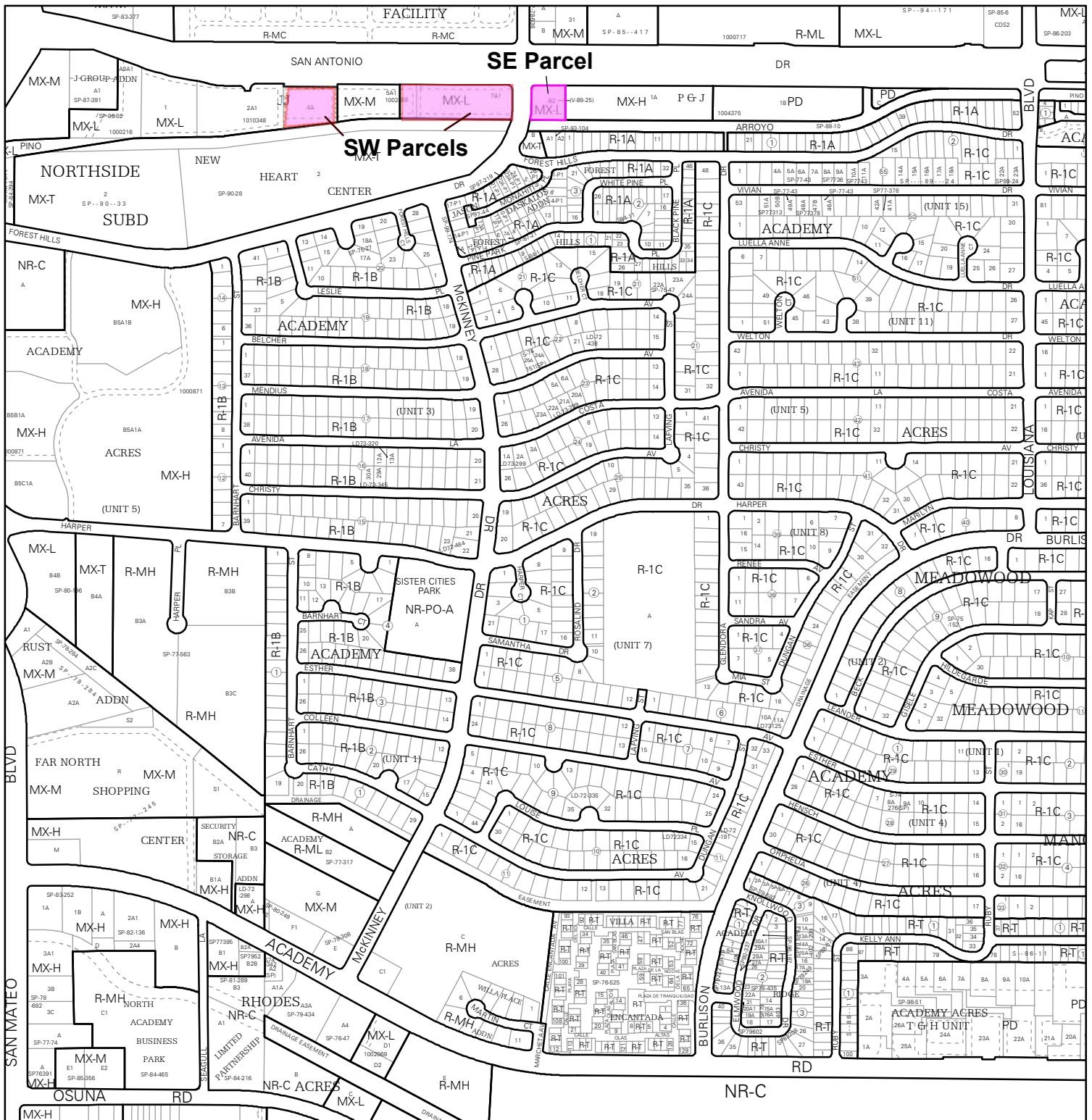
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

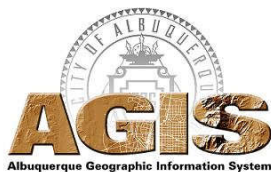
Cc: _____ [Other Neighborhood Associations, if any]

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

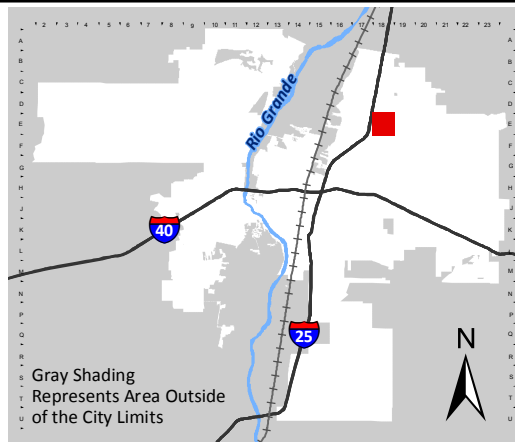


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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

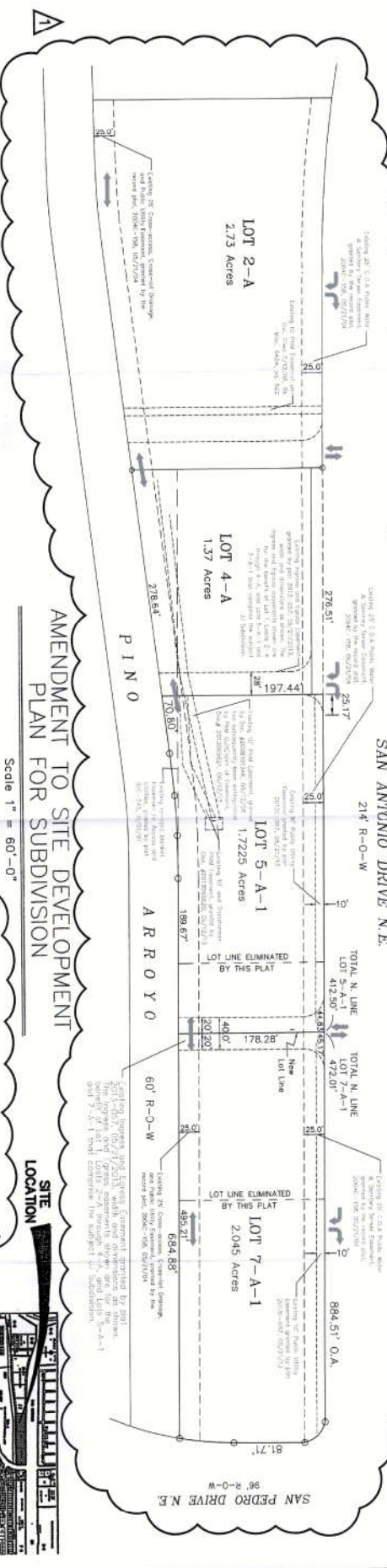


Zone Atlas Page:

E-18-Z

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

0 250 500 1,000 Feet



LEGAL DESCRIPTION

LOTS 2 THRU 7
 J1 SUBDIVISION
 BEING A REPLAT OF TRACT A-3-B,
 J GROUP ADDITION, TRACT 1,
 NEW HEART CENTER & TRACT 1,
 NORTHSIDE SUBDIVISION
 WITHIN PROJECTED SECTION 25
 TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 ZONING: SU-1 FOR C-1 USES

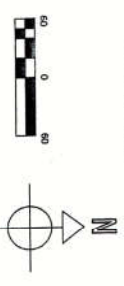
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY
 NEW MEXICO

NOTES: LOTS 2 THRU 7

BUILDING HEIGHT NOT TO EXCEED 34 FT.
 MAXIMUM FLOOR-AREA RATIO: 30.0%
 BUILDING MINIMUM SETBACKS:
 FRONT: 25.0 FT.
 SIDE: 5.0 FT.
 REAR: 5.0 FT.

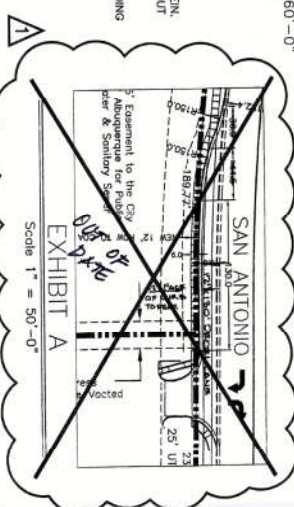
TRAFFIC FLOW NOTES

- TWO WAY INGRESS AND EGRESS TRAFFIC FLOW
- RIGHT TURN ONLY INTO LOT
- RIGHT TURN ONLY OUT OF LOT
- TWO WAY INTERIOR AND CROSS-LOT TRAFFIC FLOW



AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

Scale 1" = 60'-0"



- GENERAL DESIGN CRITERIA:
1. ALL STRUCTURES ON LOTS SHALL BE LIMITED TO THE GENERAL CRITERIA DESCRIBED HEREIN.
 2. DESIGN OF BUILDING SHALL BE A COMPATIBLE STYLE, MATERIALS AND COLORS THROUGHOUT.
 3. LOT 2 - 7.
 4. PARKING SHALL NOT EXCEED THE REQUIRED PLUS 10%.
 5. REQUIRED PARKING SHALL BE LOCATED ADJACENT TO THE MAIN BUILDING.
 6. ALL SIGNAGES SHALL HAVE A MINIMUM OF 6 FEET CLEAR WALKWAY AREA PROTECTED BY PERMANENT CAR STOPS.
 7. FRONT ENTRY SIDEWALK AREAS SHALL BE COVERED OR SHADED BY TREES.
 8. ALL STRUCTURES SHALL BE PROVIDED WITH PERMANENT PATHWAYS PER CITY OF ALBUQUERQUE.
 9. PATIO AREAS FOR EMPLOYEES SHALL BE PROVIDED AND SHADED.
 10. BROCKE PLACES SHALL BE PROVIDED PER COA CODE.
 11. ALL LANDSCAPING SHALL BE PER COA CODE.
 12. SHALL BE HIGH WATER USE AND ALL APPLICABLE WATER CONSERVATION MEASURES REQUIRED AT THE TIME OF CONSTRUCTION.
 13. PERMANENT WATER CONSERVATION MEASURES SHALL BE PROVIDED AND MAINTAINED.
 14. GROUND COVERAGE IN PLANTED AREAS WITH DECORATIVE NON-PLANT GROUND COVER IN NON-PLANTED AREAS. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH THE LANDFILL GAS ABATEMENT PLAN.
 15. PERIMETER WALLS SHALL COMPLY WITH PLANNING DEPARTMENT GUIDELINES AT THE TIME OF BUILDING PERMIT APPLICATION NOT TO EXCEED 3'-4" HIGH, BE PHYSICALLY SCREENED.
 16. ALL ROOF TOP OR GROUND LEVEL MECHANICAL STRUCTURES COLOR, ALL ROOF PENETRATIONS SHALL MATCH STRUCTURE OR ROOF COLOR.
 17. FRONT FACADES SHALL BE SHADED BY EITHER THE BUILDING STRUCTURE, CANOPIES, PORCHES, AWNINGS, OR SHADE TREES PLANTED IN A MANNER TO SHADE THE ENTIRE FRONT FACADE OF THE STRUCTURE.
 18. THAT ARE ARCHITECTURALLY INTEGRATED WITH THE STRUCTURE AND OR STRUCTURE ELEMENTS.
 19. MONUMENT SIGNS ARCHITECTURALLY INTEGRATED WITH THE STRUCTURE DESIGN SHALL NOT EXCEED 10 FEET HIGH OR 75 SQUARE FEET PER SIGN.
 20. BUILDING SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA.
 21. SITE AND BUILDING LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH SECTION 14-6-3-9 OF THE COA ZONING CODES AND WITH THE NM NIGHT SKY PROTECTION ACT.
 22. MAXIMUM LIGHTPOLE HEIGHT SHALL BE 18'-0" AND AT CURB RAMP ENTERING A ROADWAY SHALL BE FULLY SHIELDED.
 23. 3'-0" HIGH BUILDING LIGHTPOLES SHALL BE FULLY SHIELDED.
 24. ALL CROSSWALKS TO BE TEXTURED WITH COLORED CONCRETE OR BRICK PAVING.

The subject property is located on an existing lot. The subject property measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City - Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

PROJECT NUMBER: 1002455
 Application Number: 11-20-08
 Traffic Engineering, Transportation Division
 Date: 11-20-08
 City Engineer: [Signature]
 Date: 11-20-08
 Planning Department: [Signature]
 Date: 11-20-08
 Environmental Health Department: [Signature]
 Date: 11-20-08

ADMINISTRATIVE AMENDMENT
 FILE # 1002455
 PROJECT # 1002455
 TO BE ENTERED INTO THE CITY RECORDS
 DATE 12/21/08
 APPROVED BY [Signature]
 DATE 12/21/08

ADMINISTRATIVE AMENDMENT
 FILE # 1002455
 PROJECT # 1002455
 TO BE ENTERED INTO THE CITY RECORDS
 DATE 12/21/08
 APPROVED BY [Signature]
 DATE 12/21/08

<p>Project Name</p> <p>STATE ENGINEERING</p> <p>ALBUQUERQUE BUILDING</p> <p>ALBUQUERQUE, NEW MEXICO</p>	<p>TM OTT / DEVELOPER</p> <p>6820 VANDERBILT AVE NE, SUITE G</p> <p>ALBUQUERQUE, NM 87109</p> <p>505-253-4675</p>	<p>Michael, Del, Martiro / ARCHITECT</p> <p>7308 DELWOOD RD NE, SUITE 100</p> <p>ALBUQUERQUE, NM 87109</p>	<p>Sheet Title</p> <p>AMENDED SITE PLAN FOR SUBDIVISION</p> <p>Drawn By: PESLAK, SA</p> <p>Checked By: T. OTT</p>	<p>DATE</p> <p>1. MAY 2008</p> <p>REVISION</p> <p>02 JULY 2008</p> <p>09 OCTOBER 2008</p> <p>27 OCTOBER 2008</p> <p>04 NOVEMBER 2008</p>
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IDO ZONING COMPARISON: MX-L VS. MX-M		
USE	MX-L	MX-M
Group home, large	-	C
Hospital	-	P
Sports Field	C	P
University or College	C	P
Nursery	-	A
Auditorium or Theater	A	P
Bar	C	P
Catering Service	-	P
Nightclub	-	P
Tap room or tasting room	C	P
Campground or recreational vehicle park	-	C
Light vehicle fueling station	C	P
Light vehicle sales and rental	C	P
Blood services facility	-	C
Mortuary	C	P
Personal and business services, large	-	P
Drive-in theater	-	C
Building and home improvement materials store	-	C
General retail, medium	-	P
General retail, larger	-	C
Liquor retail	A	C
Nicotine retail	A	C
Pawn shop	C	P
Helipad	-	CA
Park-and-ride lot	C	P
Transit facility	C	P
Outdoor storage	CA	C
Warehousing	-	C
Wholesaling and distribution center	-	C
Circus	-	T

Markie Anderle

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, October 6, 2021 2:57 PM
To: Markie Anderle
Subject: RE: 6200 San Antonio Dr NE Public Notice Inquiry
Attachments: Zoning Atlas Marked - SE.PDF

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City
Albuquerque Meadows Residents Association	Agnes	Rivera	agnes.rivera1@aol.com	7112-231 Pan American Freeway NE	Albu
Albuquerque Meadows Residents Association	Dawn	Jones	devindawn2010@gmail.com	7112-61 Pan American Freeway NE	Albu
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albu
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albu

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. 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>

Thanks,



Dalaina L. Carmona

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

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

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

Sent: Wednesday, October 06, 2021 10:41 AM

To: Office of Neighborhood Coordination <anderle@consensusplanning.com>

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

Subject: Public Notice Inquiry Sheet Submission

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

Markie Anderle

Telephone Number

2167215037

Email Address

anderle@consensusplanning.com

Company Name

Consensus Planning

Company Address

8300 Wyoming Blvd NE

City

Albuquerque

State

ZIP

87113

Legal description of the subject site for this project:

TRACT B-2 J GROUP ADDN PLAT OF TRS B-1A & B-2 J GROUP ADDN CONT 31,551 SQ FT
M/L

Physical address of subject site:

6200 San Antonio Dr NE

Subject site cross streets:

San Antonio Dr NE and San Pedro Dr NE

Other subject site identifiers:

Please include Albuquerque Meadows NA.

This site is located on the following zone atlas page:

From: [Jackie Fishman](#)
To: agnes.rivera1@aol.com; devindawn2010@gmail.com; dlreganabq@gmail.com; mgriffiee@noreste.org
Cc: [Markie Anderle](#); [Michael Vos](#)
Subject: Application Notification for Zone Change on SE corner of San Antonio and San Pedro
Date: Thursday, October 7, 2021 11:07:32 AM
Attachments: [Zone Atlas E-18 with Site Identified.pdf](#)
[Public Notice Forms Compiled - San Antonio west of San Pedro.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning applied for a Zoning Map Amendment on behalf of Motal, LLC for the property legally described as Tract B-2, J Group Addition and located at 6200 San Antonio Drive NE (see attached Zone Atlas Page).

The subject property is currently zoned MX-L (Mixed-use Low Intensity). The Applicant is proposing to rezone the property to MX-M (Mixed-Use Moderate Intensity) to provide a more consistent zoning pattern and land use intensity while providing additional options for development of a challenging former landfill site.

The item will be heard at the November 18, 2021 via Zoom. Please see the hearing and other required information in the attached notice forms, including the Zoom link and phone numbers to participate.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

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



PART I - PROCESS

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

Application Type: Zoning Map Amendment

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 6200 San Antonio Drive NE

Name of property owner: Motal LLC

Name of applicant: Motal LLC

Date, time, and place of public meeting or hearing, if applicable:

November 18, 2021 at 8:30 AM, see attached zoom details to participate.

Address, phone number, or website for additional information:

Contact Jackie Fishman for more information at 505-764-9801 or fishman@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

____ (Applicant signature) October 6, 2021 (Date)

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

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

**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*: October 7, 2021

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:

District 4 Coalition of Neighborhood Associations;
Neighborhood Association (NA)*: Albuquerque Meadows Residents Association

Dan Regan / Mildred Griffie
Name of NA Representative*: Dawn Jones / Agnes Rivera

Email Address* or Mailing Address* of NA Representative¹: dlreganabq@gmail.com / mgriffie@noreste.org;
devindawn2010@gmail.com / agnes.rivera1@aol.com

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

1. Subject Property Address* 6200 San Antonio Dr NE
Location Description _____
2. Property Owner* Motal LLC
3. Agent/Applicant* [if applicable] Consensus Planning / Motal 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: Zoning Map Amendment

Summary of project/request²*:

This request is for a Zoning Map Amendment to rezone the property from
MX-L (Mixed-use - Low Intensity) to MX-M (Mixed-use - Medium Intensity).

*This request is being submitted simultaneously with an application for a zone change from MX-L to MX-M for the property at the southeast corner of San Antonio Dr NE and San Pedro Dr NE.

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 Review Board (DRB)

☐ Landmarks Commission (LC)

☒ Environmental Planning Commission (EPC)

Date/Time*: November 18, 2021 at 8:30 AM

Location*³: Online Meeting via Zoom, see attached details

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:

Contact Jackie Fishman at 505-764-9801 or fishman@consensusplanning.com

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

1. Zone Atlas Page(s)*⁵ E-18
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:

A pre-submittal meeting was held on September 28, 2021. A summary of this
meeting is attached with this notice.

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] 0.72 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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

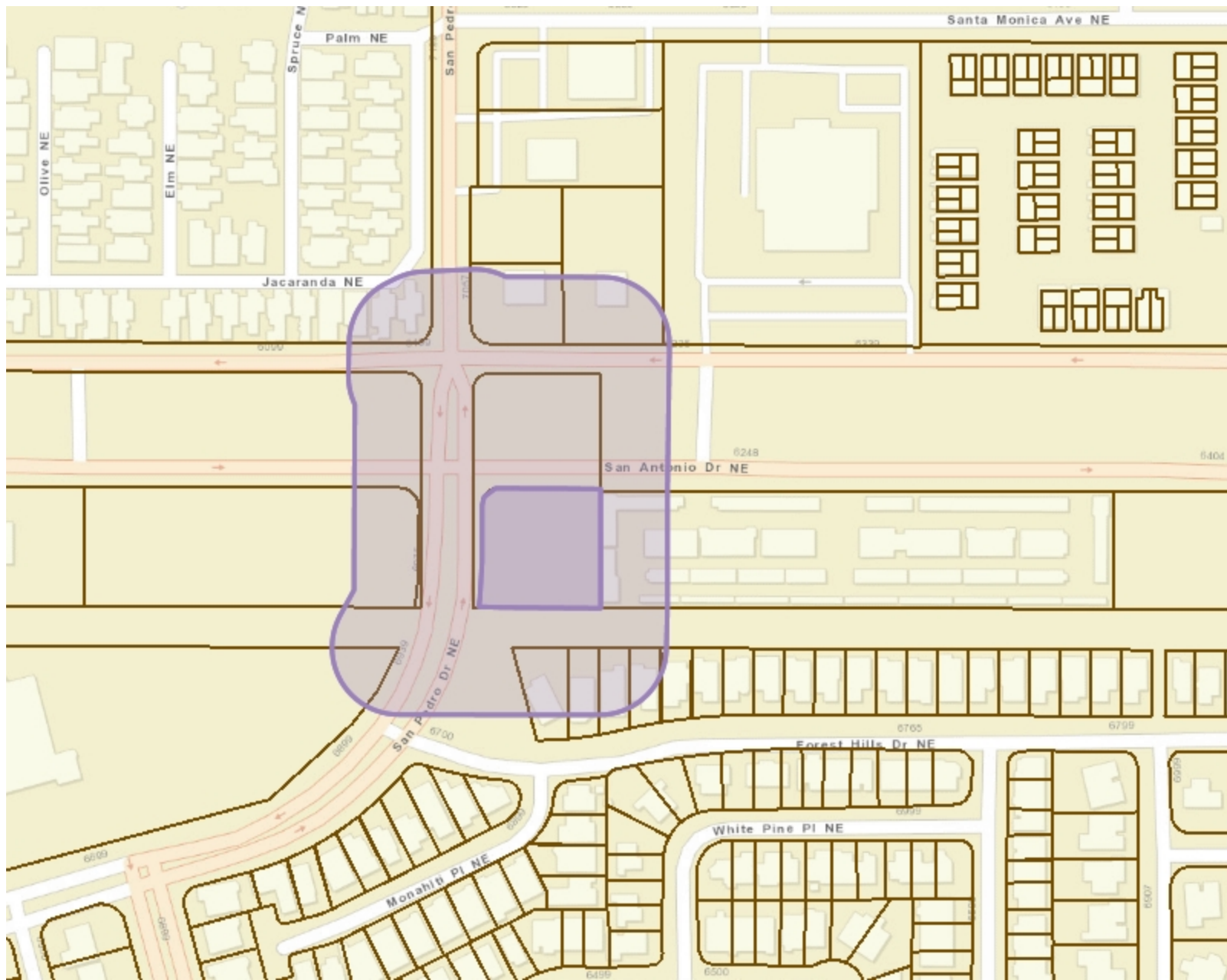
<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



City of Albuquerque



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

440 0 220 440 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/6/2021 © City of Albuquerque

1: 2,641

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101806229148210802	CHAVEZ CHANDELLE A	6719 FOREST HILLS DR NE	ALBUQUERQUE NM 87109	6719 FOREST HILLS DR NE	ALBUQUERQUE NM 87109	LOT 1 BLK 1 ACADEMY ACRES U#16 REPL OF TRS B1, B2 AND B3 ACADEMY ACRES UNIT 16 CONT	0.131
101806327401040101	JAMES A DICK CO C/O K E ANDREWS & COMPANY	1900 DALROCK RD	ROWLETT TX 75088-5526	6201 SAN ANTONIO NE	ALBUQUERQUE NM 87109	TR B PLAT OF DIV OF LT 32 BLK 20 OF TR A UNIT A NORTH ALB ACRES EXC SLY POR TO R/W AT SAN ANTONIO DR CONT 0.3259 AC	0.3259
101806228848010854	PANNELL ROSINA E TRUSTEE PANNELL RVT	6715 FOREST HILLS DR NE	ALBUQUERQUE NM 87109-4092	6715 FOREST HILLS DR NE	ALBUQUERQUE NM 87109	TRACT A-2 BLK 1 REPLAT OF TRACT A IN BLK 1 OF ACADAMY ACRES UNIT 16 CONT 0.1410 AC	0.141
101806232650310210	WARNER SCOTT & COVELLO INVESTMENTS LLC & SEA INVESTMENTS LLC &	31225 LA BAYA DR SUITE 206	WESTLAKE VILLAGE CA 91362-6326	6300 SAN ANTONIO DR NE	ALBUQUERQUE NM 87109	TR 1-A PLAT OF TRACTS 1-A & 1-B P & J SUBDIVISION CONT 3.0812 AC +/-	3.0812
101806229648210803	BACA JUSTIN L	PO BOX 92283	ALBUQUERQUE NM 87199-2283	6723 FOREST HILLS DR NE	ALBUQUERQUE NM 87109	LOT 2 BLK 1 ACADEMY ACRES U#16 REPL OF TRS B1, B2 AND B3 ACADEMY ACRES UNIT 16 CONT 0.1210 AC M/L OR 5,271 SQ FT M/L	0.121
101806227750710225	MO TAL LLC	5600 WYOMING BLVD NE SUITE 180	ALBUQUERQUE NM 87109-3149	SAN PEDRO	ALBUQUERQUE NM 87109	TRACT B-2 J GROUP ADDN PLAT OF TRS B-1A & B-2 J GROUP ADDN CONT 31,551 SQ FT M/L	0.7243
101806329101640102	BLAKES LOTABURGER LLC	3205 RICHMOND DR NE	ALBUQUERQUE NM 87107-1922	6215 SAN ANTONIO NE	ALBUQUERQUE NM 87109	*31 20 TR A UNIT A NORTH ALBUQ ACRES EXC THE SLY 13 FT TOR/W AT SAN ANTONIO DR NE CONT 0.9508 AC /L	0.9508
101806313505330110	OCEAN WEST INVESTORS LLC & MESA DUNES MHC INVESTORS	7112 PAN AMERICAN FWY NE	ALBUQUERQUE NM 87109-0000	7112 PAN AMERICAN FRWY NE	ALBUQUERQUE NM 87109	TR B THE MEADOWS MOBILE HOME FACILITY CONT 49.795 AC	49.8
101806227751910205	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	N/A	ALBUQUERQUE NM 87109	TRACT B-1A J GROUP ADDN PLAT OF TRS B-1A & B-2 J GROUP ADDN CONT 35,078 SQ FT M/L	0.8053
101806228348010801	CHAVEZ CHARLES DAVID & EMILIA VIOLA	6711 FOREST HILLS DR NE	ALBUQUERQUE NM 87109-4092	6711 FOREST HILLS DR NE	ALBUQUERQUE NM 87109	TR A-1 BLK 1 REPLAT OF TR A, BLK 1 CREATING TRACTS A-1 & A-2 BLOCK 1, ACADEMY ACRES UNIT	0.209
101806216646720105	PRESBYTERIAN HEALTHCARE SVC ATTN: REAL ESTATE	PO BOX 26666	ALBUQUERQUE NM 87125-6666	6301 FOREST HILLS NE	ALBUQUERQUE NM 87109	TRACT 2 SUBDIVISION & DEDICATION PLAT FOR NEW HEART CENTER CONT 14.4371 AC	28.8742
101806331402740130	UNITED STATES POSTAL SERVICE C/O DENVER FACILITIES SERV OFFICE/USPS	160 INVERNESS DR W SUITE 400	ENGLEWOOD CO 80112	6255 SAN ANTONIO DR NE	ALBUQUERQUE NM 87109	PARCEL "A " REPLAT SHOWING PARCELS "A & B" TR A UNIT A BLK20 NORTH ALBQ ACRES CONT 3.917 AC M/L	3.91
101806223850320146	SAN ANTONIO COMMONS LLC	5600 WYOMING BLVD NE SUITE 180	ALBUQUERQUE NM 87109	SAN ANTONIO DR NE	ALBUQUERQUE NM 87109	LT 7-A-1 PLAT FOR LOT 5-A-1 AND LOT 7-A-1 JJ SUBDIVISION CONT 2.0450 AC	2.045
101806217551820130	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	N/A	ALBUQUERQUE NM 87109	TRACT A-2-A-1 J GROUP ADDN PLAT OF TRS A-2-A-1 & A-3 J GROUP ADDN CONT 7.6079 AC M/L	7.61
101806230148210804	ATENCIO CHRIS G	6727 FOREST HILLS DR NE	ALBUQUERQUE NM 87109-4092	6727 FOREST HILLS DR NE	ALBUQUERQUE NM 87109	LOT 3 BLK 1 ACADEMY ACRES U#16 REPL OF TRS B1, B2 AND B3 ACADEMY ACRES UNIT 16 CONT 0.1130 AC M/L OR 4,922 SQ FT M/L	0.113

CHAVEZ CHANDELLE A
6719 FOREST HILLS DR NE
ALBUQUERQUE NM 87109

JAMES A DICK CO C/O K E ANDREWS &
COMPANY
1900 DALROCK RD
ROWLETT TX 75088-5526

PANNELL ROSINA E TRUSTEE PANNELL RVT
6715 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4092

WARNER SCOTT & COVELLO INVESTMENTS
LLC & SEA INVESTMENTS LLC & LYANA LLC
31225 LA BAYA DR SUITE 206
WESTLAKE VILLAGE CA 91362-6326

BACA JUSTIN L
PO BOX 92283
ALBUQUERQUE NM 87199-2283

MO TAL LLC
5600 WYOMING BLVD NE SUITE 180
ALBUQUERQUE NM 87109-3149

BLAKES LOTABURGER LLC
3205 RICHMOND DR NE
ALBUQUERQUE NM 87107-1922

OCEAN WEST INVESTORS LLC & MESA
DUNES MHC INVESTORS LLC & ETAL
7112 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87109-0000

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CHAVEZ CHARLES DAVID & EMILIA VIOLA
6711 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4092

PRESBYTERIAN HEALTHCARE SVC ATTN:
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

UNITED STATES POSTAL SERVICE C/O
DENVER FACILITIES SERV OFFICE/USPS
160 INVERNESS DR W SUITE 400
ENGLEWOOD CO 80112

SAN ANTONIO COMMONS LLC
5600 WYOMING BLVD NE SUITE 180
ALBUQUERQUE NM 87109

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

Chris G Atencio
6727 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4092

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



PART I - PROCESS

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

Application Type: Zoning Map Amendment

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 6200 San Antonio Drive NE

Name of property owner: Motal LLC

Name of applicant: Motal LLC

Date, time, and place of public meeting or hearing, if applicable:

November 18, 2021 at 8:30 AM, see attached zoom details to participate.

Address, phone number, or website for additional information:

Contact Jackie Fishman for more information at 505-764-9801 or fishman@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

____ (Applicant signature) October 6, 2021 (Date)

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: October 7, 2021

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 6200 San Antonio Dr NE
Location Description _____
2. Property Owner* Motal LLC
3. Agent/Applicant* [if applicable] Consensus Planning / Motal 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: Zoning Map Amendment

Summary of project/request¹*:

This request is for a Zoning Map Amendment to rezone the properties from
MX-L (Mixed-use - Low Intensity to MX-M (Mixed-use - Medium Intensity).

*This request is being submitted simultaneously with an application for a zone change from MX-L to MX-M for the properties first and third from the southwest corner of San Antonio Dr NE and San Pedro Dr NE

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

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 18, 2021 at 8:30 AM

Location*²: Via Zoom, See attached details

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

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

6. Where more information about the project can be found*³:

Contact Jackie Fishman at 505-764-9801 or fishman@consensusplanning.com

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

1. Zone Atlas Page(s)*⁴ E-18
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:

A pre-submittal meeting was held on September 28, 2021. A summary of this
meeting is attached with this notice.

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.72
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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>

⁵ Available here: <https://tinyurl.com/idozoningmap>

7021 0350 0000 8531 5366

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Albuquerque, NM 87109

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.56
Total Postage \$8.36

Sent To
CHAVEZ CHANDELLE A
6719 FOREST HILLS DR NE
ALBUQUERQUE NM 87109
City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9071



7021 0350 0000 8531 5496

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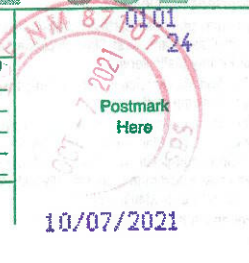
For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87109

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Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.56
Total Postage \$8.36

Sent To
Chris G Atencio
6727 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4092
City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9071



7021 0350 0000 8531 5386

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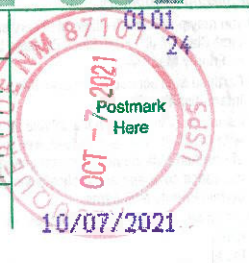
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Albuquerque, NM 87109

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total Postage \$8.36

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PANNELL ROSINA E TRUSTEE PANNELL RVT
6715 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4092
City, State, ZIP+4®

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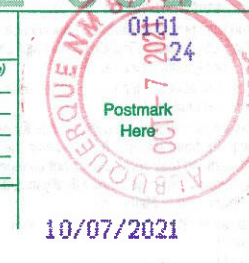
For delivery information, visit our website at www.usps.com®.
Rowlett, TX 75088

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total Postage \$8.36

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JAMES A DICK CO C/O K E ANDREWS &
COMPANY
1900 DALROCK RD
ROWLETT TX 75088-5526
City, State, ZIP+4®

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.56
Total Postage \$8.36

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BACA JUSTIN L
PO BOX 92283
ALBUQUERQUE NM 87199-2283
City, State, ZIP+4®

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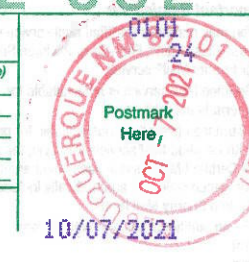
For delivery information, visit our website at www.usps.com®.
Thousand Oaks, CA 91362

Certified Mail Fee	\$3.75
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.56
Total Postage \$8.36

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WARNER SCOTT & COVELLO INVESTMENTS
LLC & SEA INVESTMENTS LLC & LYANA LLC
31225 LA BAYA DR SUITE 206
WESTLAKE VILLAGE CA 91362-6326
City, State, ZIP+4®

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

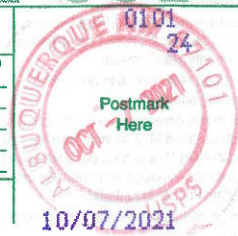
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.56

Total Postage \$8.36

Sent To
BLAKES LOTABURGER LLC
3205 RICHMOND DR NE
ALBUQUERQUE NM 87107-1922

PS Form 3800



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Albuquerque, NM 87109

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☐ Return Receipt (hardcopy) \$3.05

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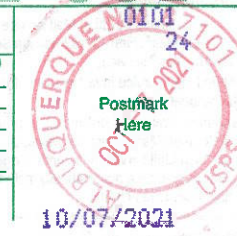
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.56

Total Postage \$8.36

Sent To
MO TAL LLC
5600 WYOMING BLVD NE SUITE 180
ALBUQUERQUE NM 87109-3149

PS Form 3800



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☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

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Postage \$1.56

Total Postage \$8.36

Sent To
CHAVEZ CHARLES DAVID & EMILIA VIOLA
6711 FOREST HILLS DR NE
ALBUQUERQUE NM 87109-4092

PS Form 3800



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OCEAN WEST INVESTORS LLC & MESA
DUNES MHC INVESTORS LLC & ETAL
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☐ Certified Mail Restricted Delivery \$0.00

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Postage \$1.56

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UNITED STATES POSTAL SERVICE C/O
DENVER FACILITIES SERV OFFICE/USPS
160 INVERNESS DR W SUITE 400
ENGLEWOOD CO 80112

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

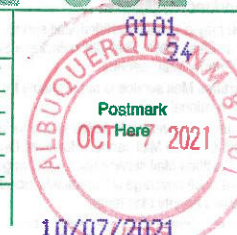
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.56

Total Postage \$8.36

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PRESBYTERIAN HEALTHCARE SVC ATTN:
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

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Albuquerque NM 87103

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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.56

Total Postage \$8.36

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CITY OF ALBUQUERQUE
PO BOX 1293

Street and Ap

ALBUQUERQUE NM 87103-2248

City, State, Zi

PS Form 3800, April 2010 PSN 7530-02-000-9047

See Reverse for Instructions



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Albuquerque NM 87107

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Extra Services & Fees (check box, add fees as appropriate)
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.56

Total Postage \$8.36

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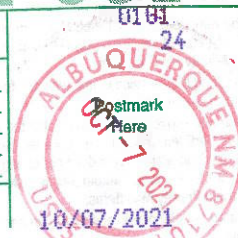
SAN ANTONIO COMMONS LLC
5600 WYOMING BLVD NE SUITE 180
ALBUQUERQUE NM 87109

Street and Ap

City, State, Zi

PS Form 3800, April 2010 PSN 7530-02-000-9047

See Reverse for Instructions



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.

C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.

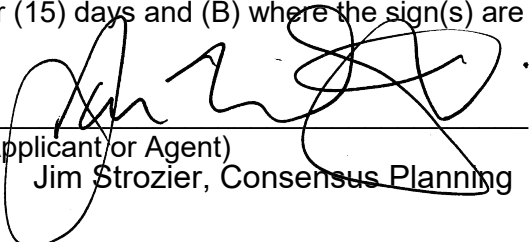
B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME

Signs must be posted from _____ To _____

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.



(Applicant or Agent)
Jim Strozier, Consensus Planning

July 31, 2021
(Date)

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

PROJECT NUMBER: _____

FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
6200 San Antonio Pre-Application

Project: Zone Change Pre-Application

Property Description/Address: 6200 San Antonio NE

Date Submitted: September 29, 2021

Submitted By: Philip Crump and Jocelyn M. Torres

Meeting Date/Time: September 28, 2021 5:30-7:30 pm

Meeting Location: Google Meet

Facilitator: Philip Crump

Co-facilitator: Jocelyn M. Torres

Applicant/Agent: San Antonio Commons LLC and Motal LLC / Consensus Planning--Jackie Fishman, Principal and Markie Anderle, Planner.

Neighborhood Associations/Interested Parties: Vineyard Estates NA, Nor Este NA, District 4 Coalition, Albuquerque Meadows Residents' Association, Neighbors.

Background Summary:

Applicant/Agent plan to file two separate applications with the EPC, seeking a zone change from MX-L to MX-M on three noncontiguous parcels of land on the southwest and southeast corners of San Antonio and San Pedro NE.

The two parcels on the SW corner are separated by a center parcel, also owned by Applicant, which is already zoned MX-M. Prior to the IDO, these parcels were zoned SU-1. There is currently a brewery and dental office located on the center parcel. The small parcel at the SE corner is adjacent to a parcel zoned MX-H, which is a more intense zone. [Refer to included diagrams for clarification of SE and SW parcels]

The Applicant has not determined the exact nature of the development that will occupy these two parcels. The parcel to the east is only three quarters of an acre, which limits development possibilities. Also, the parcels are located above a retired City landfill. The landfill is closer to the surface as you get closer to I-25. Venting and monitoring are required for all structures located on that site. All development must comply with applicable environmental standards promulgated by the City's Environmental Health Department.

Introduction:

Facilitators: Philip Crump: phcrumpsf@gmail.com.; and
Jocelyn M. Torres: nmlawyer09@comcast.net.

Philip Crump and Jocelyn M. Torres are neutral facilitators for the City of Albuquerque. Applicants include San Antonio Commons and Motal LLC (Both Applicants have the same managing partner).

Agent is Consensus Planning: Jackie Fishman, Principal and Markie Anderle, Planner.

Neighbor Questions and Meeting Specifics (*Italicized Q/C designate question/comment*):

1. *Q: Are both parcels owned by the same owner?*
A: Yes.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
6200 San Antonio Pre-Application

2. *Q: What is the intended use for these properties?*
A: The intended use is currently unknown. The development must comply with environmental standards regarding retired landfills. The MX-L/MX-M chart provides the indicated uses for each zoning designation.
3. *Q: What about notice to Albuquerque Meadows?*
A: Initial notice should have been sent to Albuquerque Meadows, has since been sent and will be sent regarding future applications/development in this vicinity Integrated Development Ordinance (IDO) requirements.
4. *C: I want the record to reflect that the AGIS protocol incorrectly puts Albuquerque Meadows within 0.025 miles of these parcels. It is in fact within .25 miles of these parcels (1,32__feet); thus meeting the IDO notice requirements. The Albuquerque Office of Neighborhood Coordination (ONC) and Consensus Planning should have been aware of this IDO requirement. I do know that City Planning is working with the ONC to correct the problem.*
5. *Q: Where on the map are the power lines?*
A: They are located in the median.
Q: So they are not near these parcels?
A: Correct.
6. *Q: What happened to the Modulus project (from last March) for an office building and gas station at the southwest corner of San Antonio and San Pedro?*
A: I spoke with Angela Williamson of Modulus. That project was abandoned because the gas station could not be located above the landfill without excessive remediation costs.
7. *Q: Will the site require significant remediation because of the gases and chemicals coming out of the ground?*
A: That depends on what Environmental Health directs. The nearby Legacy LLC hotel did require significant remediation.
8. *Q: No single family housing, hospitals, outdoor auto storage, adult entertainment or manufacturing can be located in MX-M, right?*
A: I'm not sure but that sounds right.
C: The corner of Wyoming/Montgomery is a potential location for a hospital/ER. An urgent care is being built at La Mirada.
9. *Q: What about liquor and marijuana sales?*
A: Liquor is conditional in both MX-L and MX-M. Marijuana is permissive in both zones.
10. *C: There are no Albuquerque Meadows residents in attendance. I understand they are concerned about the following potential issues with development on San Antonio:*
 - a. *Interference with pedestrian traffic to nearby businesses and the post office;*
 - b. *Increased traffic safety issues involving inebriated drivers; and*
 - c. *Decreased property values.**C: I don't see a pedestrian traffic problem with the existing brewery and dental office.*

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
6200 San Antonio Pre-Application

Meeting Adjourned.

Attachments: San Antonio Diagrams:

Zone Atlas page E-18-Z, showing the three parcels

Amendment to Site Development Plan for Subdivision, dated January 21, 2016, for previous zoning

IDO Zoning Comparison: MX-L vs MX-M

Next Steps:

Applicant/Agent will file two applications for zone map amendments from MX-L to MX-M.

Names & Affiliations of Attendees (and Interested Parties Not Attending):

Jackie Fishman	Consensus Planning
Michael Vos	Consensus Planning
Markie Anderle	Consensus Planning
Mildred Griffie	District 4 Coalition of NAs
Dan Regan	District 4 Coalition of NAs
Mark Reynolds	District 4 Coalition of NAs
Michael Pridham	District 4 Coalition of NAs
Lucy Baca	Vineyard Estates NA, Dist 4
Jim Griffie	NorEste NA
Uri Bassan	NorEste NA
Pat Stetson	Albq Meadows Residents' Association
Jocelyn M Torres	Land Use Facilitator
Philip Crump	Land Use Facilitator
Tyson Hummell	COA ADR Coordinator

FACILITATED MEETING REPORT AMENDMENT

6200 San Antonio NE Pre-application

Date Submitted: 2 October 2021
Original Submission: 29 September 2021
Submitted By: Philip Crump
Facilitator: Philip Crump
Co-facilitator: Jocelyn Torres
Project Number: N/A
Meeting Date and Time: 28 September 2021 5:30-7:30 pm

Neighbor Questions and Meeting Specifics

3. *Q: What about notice to Albuquerque Meadows?*

A: Initial notice should have been sent to Albuquerque Meadows, has since been sent and will be sent regarding future applications/development in this vicinity Integrated Development Ordinance (IDO) requirements.

Should read

A: I apologize for the error made by ONC in determining who we were required to notify. The application has not been submitted, but I did send Albuquerque Meadows the pre-application notice and invited them to the facilitated meeting last week and today. I didn't get a response from them. We will provide future notices regarding the project to Albuquerque Meadows per Integrated Development Ordinance (IDO) requirements.