

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

October 23rd, 2020

Longview Investors LLC
3000 Town Center Suite 540
Southfield, MI 48075-1173

Project #2020-004078
RZ-2020-00018– Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Tierra West LLC, agent for Longview Investors LLC et al
N'Tandem Properties LP, requests a Zoning Map Amendment
from NR-C and to R-MC, for all or a portion of Tracts 6 & 7
ROW 1 West of Westland Atrisco Grant AKA Lots 1 & 2 Block
2, Lands of Town of Atrisco Subdivision, Located at 10200
Central Ave. SW, between Central Ave. SW, and Sunset Gardens
Rd. SW, approximately 8.8 acres (L-08-Z)
Staff Planner: Shawn Watson

On October 8, 2020, the Environmental Planning Commission (EPC) voted to Approve PR-2020-004078/
RZ-2020-00018, a Zoning Map Amendment (Zone Change) based on the following Findings:

FINDINGS

1. This is a request for a Zoning Map Amendment for an approximately 8.8-acre site known as Tracts 6 & 7 ROW 1 West of Westland Atrisco Grant AKA Lots 1 & 2 Block 2, Lands of Town of Atrisco Subdivision located at 10200 Central Avenue SW on the southwest corner of Central Avenue SW and 102nd Street NW (the “subject site”).
2. The applicant requests a Zoning Map Amendment from NR-C to R-MC to allow the existing manufactured home community use permissively.
3. The subject site is within an Area of Consistency as designated by the Comprehensive Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
5. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Community Identity:
 - A. Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would protect the identity and cohesiveness of the existing manufactured home community specifically and of the neighborhood more broadly. The neighborhood contains a mix of residential and commercial uses with multiple manufactured home communities within a one-

mile radius of the subject site. The request would make this site a Protected Lot, so future development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9).

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

The request would protect and preserve the existing manufactured home community specifically and the neighborhood more broadly by allowing the existing manufactured home community permissively. The manufactured home community has existed for over 30 years, and the request would support the long-term health and vitality of the community by allowing it to remain.

6. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Complete Communities:

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

The request fosters a community where residents can live, work, learn, shop, and play together by protecting the housing that exists in the manufactured home community. Further, the area has a mix of commercial and residential uses that allow residents access to nearby jobs and retail, especially near 98th Street, and transportation along Central Avenue.

- 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 manufactured home community and surrounding neighborhood in this Area of Consistency. The current use has existed over 30 years, and the request would maintain consistency and provide protections for its residents. The request would make the subject site a Protected Lot under the Neighborhood Edges (14-16-5-9) provision, which protects areas that are intended to remain stable. Future development on the abutting lot to the west and adjacent lot to the east would be subject to protections for building height, screening and buffering, and parking, drive-throughs, and loading areas.

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

The request encourages walking, biking, and transit because the existing manufactured home community is within 1/8 of a mile of the end of a Major Transit Corridor on Central Avenue with nearby service from ABQ Ride Route #54 and Route #198. Additionally, the Long Range Bikeway System map, produced by MRCOG, shows a Proposed Bicycle Lane on this section of Central Avenue, which could serve the community in the future.

- D. Goal 13.5: Community Health: Protect and maintain safe and healthy environments where people thrive.

The request protects and maintains a safe and healthy environment where people thrive by allowing the existing use permissively. The request would make this site a Protected Lot, so future

development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9). This would provide protections to the existing manufactured home community by regulating screening and buffering, parking, drive-throughs, and loading areas.

7. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Housing Options:

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

This request supports the improvement and conservation of housing for a variety of income levels and types of residents and households by allowing the existing use permissively. If the use were permissive, the owner would be able to access financial instruments to improve and conserve the existing manufactured home community. This conservation allows existing and future residents a housing option that is accessible to a variety of income levels in an area of the city where the primary housing type are single-family homes.

- B. Policy 9.3.2: Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

This request would maintain increased housing density and housing options in areas outside of Centers and Corridors and maintains the scale of surrounding development. The applicant notes that Longview Mobile Home Community has 87 manufactured home spaces within approximately 8.8 acres. The existing community thus increases density in an area of town predominated by single-family homes while respectfully maintaining the scale of surrounding development.

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

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

- B. Criterion B: The site is located wholly within an Area of Consistency. A different zone district (R-MC) would generally be more advantageous to the community than the existing zone district (NR-C), which the applicant's policy analysis has shown to be inappropriate since the long-standing existing use is not allowed permissively in the NR-C zone district. The request would further Comprehensive Plan goals and policies relating to Identity and Design, Neighborhoods, Areas of Consistency, and Housing Options.

- C. Criterion C: The subject site is located wholly within an Area of Consistency, so this criterion does not apply.

- D. Criterion D: The requested zone (R-MC) allows fewer uses than the existing zone (NR-C). The R-MC zone district allows the following residential uses: single-family detached, mobile home, and cottage development, which are not allowed in NR-C. The single-family detached and cottage

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development uses are both regulated by use-specific standards. Additionally, R-MC permissively allows for other uses that can accompany residential uses, such as community garden and residential community amenity, which are also both regulated by use-specific standards. The zone change request to R-MC would allow the existing manufactured home community permissively. The request would also make the subject site a Protected Lot. Future development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9), which would provide protections to the existing manufactured home community by regulating building height, screening and buffering, parking, drive-throughs, and loading areas.

- E. Criterion E: The request meets this requirement because the City's existing infrastructure and public improvements have adequately served the subject site and its existing use for many years.
 - F. Criterion F: The applicant's justification is not completely based on the subject site's location on Central Avenue, a Regional Principal Arterial. The request is primarily based on changing the zone district to allow the existing manufactured home community permissively. The request is supported by a preponderance of applicable Comprehensive Plan goals and policies.
 - G. Criterion G: The applicant's justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is to change the zoning to allow the existing manufactured home community permissively.
 - H. Criterion H: The request would not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone"). There are multiple properties within a one-mile radius that are zoned R-MC, including the property to the north, across Central Avenue. Additionally, there are other residential zone districts near the subject site, including a subdivision zoned R-1A to the south, across Sunset Gardens Road. There are also multiple commercial zone districts in the area. The abutting property to the west is zoned NR-LM, and the property further to the west is NR-BP. The adjacent property to the east is zoned NR-C, and the properties to the north, across Central Avenue, are also primarily zoned NR-C.
9. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
 10. The affected neighborhood organizations are Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, and Route 66 West Neighborhood Association. Property owners within 100 feet of the subject site were also notified, as required.
 11. As of this writing, Staff received communication inquiring about the purpose of the Zoning Map Amendment and the history of the zoning on the subject site but did not receive communication of support or opposition.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **October 23, 2020**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

Sincerely,

for Brennon Williams
Planning Director

cc: EPC file

avarela@cabq.gov

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