



Environmental Planning Commission

Staff Report

Agenda Number:2
Project #: PR-2018-001560
Case #: RZ-2021-00041
Hearing Date: October 21, 2021

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Pulte Homes
<i>Request</i>	Zone Map Amendment – Council
<i>Legal Description</i>	Tract A2, Plat of Tracts A-1 and A-2 Hoffmantown Baptist Church Site
<i>Location</i>	Between Barstow St. NE, and Ventura St. NE
<i>Size</i>	Approximately 14.1 acres
<i>Existing Zoning</i>	MX-L
<i>Proposed Zoning</i>	R-1C

Staff Recommendation

***That the EPC forward recommendation of
APPROVAL of RZ-2021-00041 to the City
Council, based on the Findings beginning
on p.21***

STAFF PLANNER
Leroy Duarte, Current Planner

Summary of Analysis

The request is for a zoning map amendment for an approximately 14.1-acre, vacant site that comprises the south side at the intersection of Harper Rd NE and Red Sky Rd NE. The applicant wants to change the subject site's zoning to R-1C to facilitate future development of a single-family residential project. 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.

The affected neighborhood organizations are the District 4 Coalition of Neighborhood Associations, and the Cherry Hills Civic Association, 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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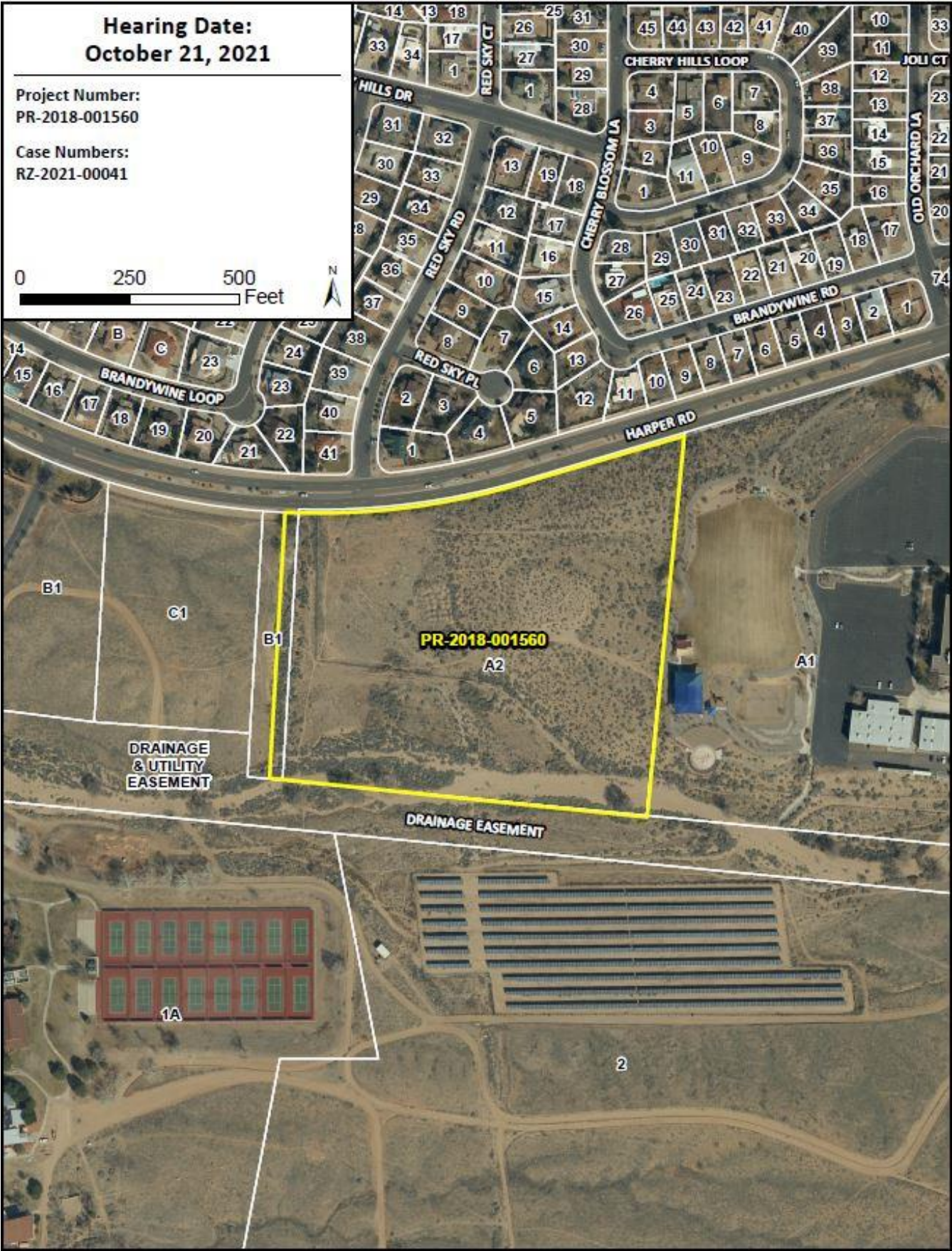
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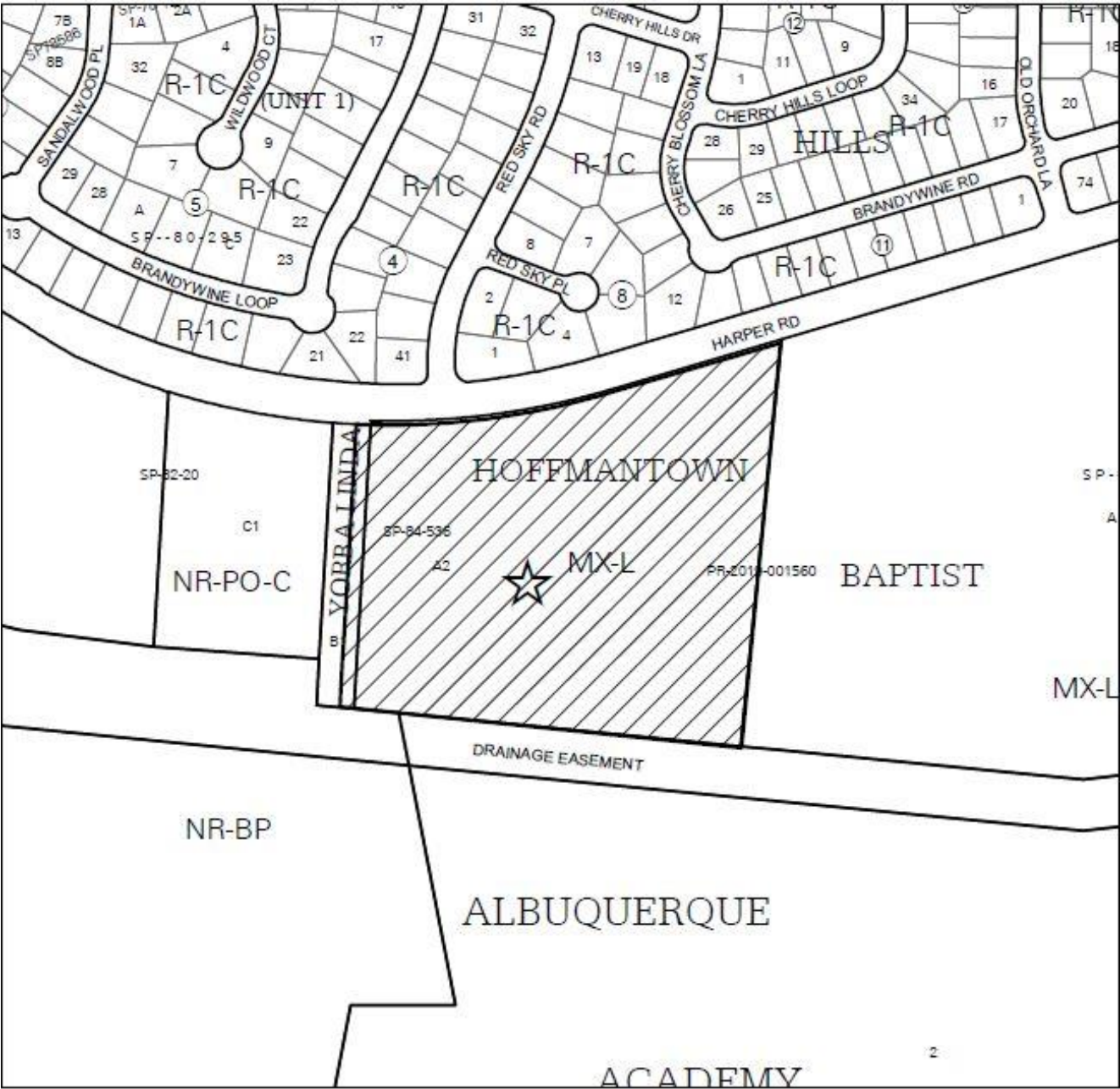
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IDO ZONING MAP

Note: Gray shading
Indicates County.

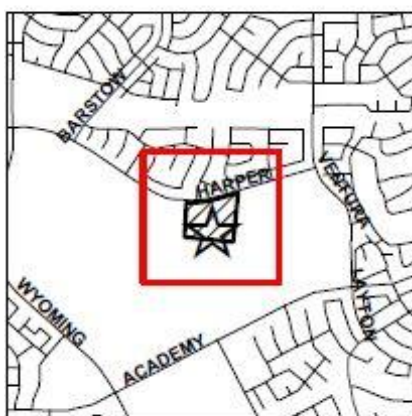


1 inch = 300 feet

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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

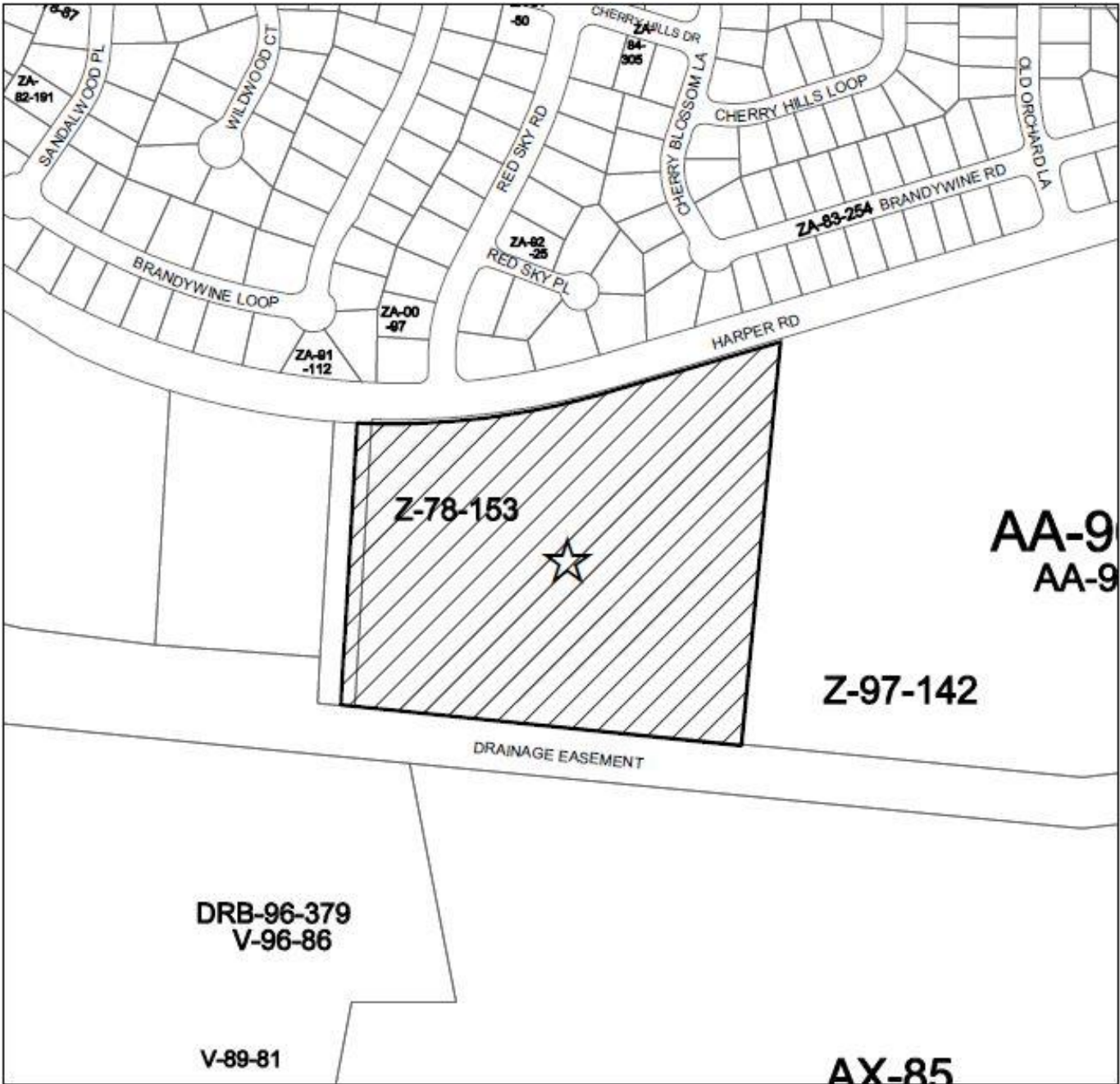


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HISTORY MAP

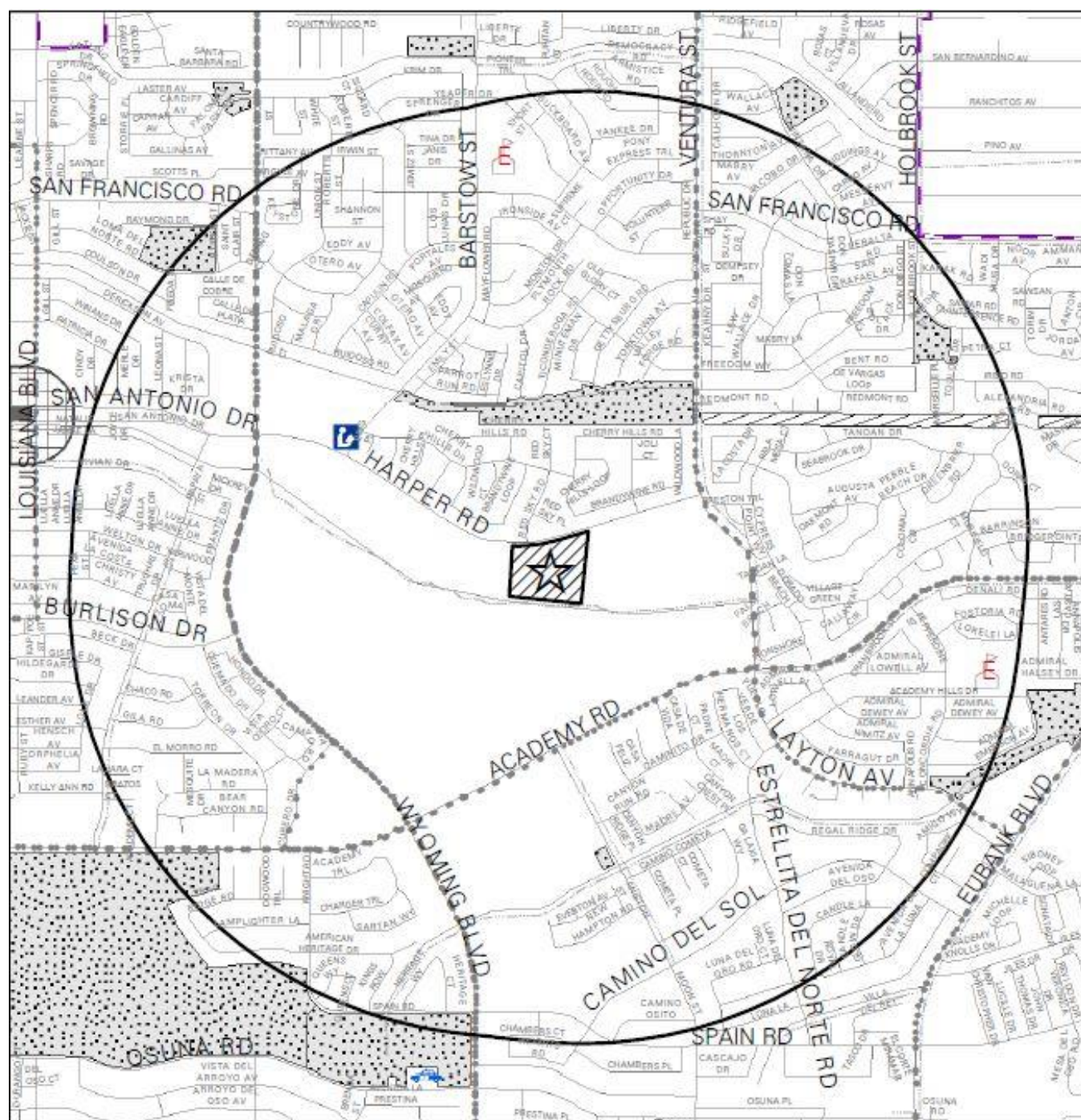
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-foot) |
| 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>	R-1C	Area of Consistency	Low-density Residential
<i>South</i>	R-T	Area of Consistency	Drainage/ Educational
<i>East</i>	MX-L	Area of Consistency	Religious Institution
<i>West</i>	MX-L	Area of Consistency	Vacant

Request

The request is for a Zone Map Amendment – Council, for an approximately 14.1-acre site legally described a Tract A2, Plat of Tracts A-1 and A-2 Hoffmantown Baptist Church Site, between Barstow St. NE and Ventura St. NE, approximately 14.1 acres (the “subject site”).

The subject site is currently zoned MX-L (Mixed Use -Low Intensity Zone District). The applicant requests to change the subject site zoning from MX-L to R-1C. This would allow the applicant to re-plat the subject site and develop a 39-lot subdivision of single-family homes.

EPC Role

The EPC is hearing this case as required by IDO section 14-16-6-7(H) Zoning Map Amendment-Council. All zone changes in the city regardless of the site or size, are to be heard by the EPC. However, sites greater than 10 gross acres are required to also be heard by the City Council as required by IDO section 14-16-6-7(H). The EPC will then review and recommend their decision to the City Council. The decision may be appealed and be reviewed by the Land Use Hearing Officer (LUHO) who will then, make a recommendation to the City Council. City Council will make the final decision. The request is a quasi-judicial matter.

Context

The approximately 14.1-acre site is located on the south side at the intersection of Harper Rd. NE and Red Sky Rd. NE. The site is bounded by Harper Rd. NE to the north, Hoffmantown Church to the east, Albuquerque Academy to the south and vacant land to the west. The site is surrounded by various land uses including: low-density residential to the north, a religious institution to the east, educational and a drainage channel (the South Pino Arroyo) running along the southern side, and vacant land to the west.

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

History

In 1985, the subject site's zoning was changed from R-T to SU-1 for church and related facilities, and the accompanying site development plan was approved (Z-85-12). In 1995 there was an administrative amendment (AA-95-116) to construct a 56,000 square foot education building on the site. In 1997 there was an administrative amendment (AA-97-53) for new entry signage, and a change in zoning from SU-1 for church related facilities to SU-1 for church and related facilities and a telecommunications facility (Z-97-142).

In 2009 a site development plan for a building permit for Tracts A, B-1 and B-2, Yorba Linda Subdivision (Project#1007412). The subject site was 58.9 acres located at the corner of Harper Rd. and Ventura St. The request was to develop a recreation area for the Hoffmantown Church. The recreation area is intended to have a basketball court, sand volleyball court, a large grass play area/ soccer field, an outdoor worship area (amphitheater), a playground, a picnic area, a pedestrian trail, a drainage wetland, and extensive landscaping.

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 both Ventura St NE and Harper Rd NE as a Minor Arterial Street.

Comprehensive Plan Designations

The subject site is not in a designated corridors or activity centers. However, within a half-mile of the site lies the Cherry Hills Village 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, Barstow St. NE contains one existing bicycle lane. A portion of the street has been designated for that lane. Ventura St. NE currently has a bicycle route, where cars and bicycles share the street. There are plans for a proposed paved bicycle trail along Harper Rd. NE to the north and Pino Arroyo to the south. A bicycle lane along Ventura St. NE has also been proposed according to the LRBS map.

Transit

Currently no transit routes serve the subject site. However, close to the subject site within a ½ mile lies Wyoming Blvd NE. It is served by two routes: 98 and 31.

The ABQ Ride 98-Wyoming Commuter Route begins with its first stop at 6:38 am (Alameda and Wyoming) and making its last stop at 7:57 am. (Kirtland Airforce Base) heading southbound. Returning time begins at 3:57 pm (Kirtland Airforce Base) and ending with its last stop at 5:26 pm (Alameda and Wyoming) heading northbound. The commuter route is not in service on weekends.

The ABQ Ride 31-Wyoming Route currently has reduced times due to Covid-19 with the weekday route beginning times starting at 5:30 am and ending at 7:30 pm (southbound) / 6:12 am and ending at 7:33 pm (northbound) with a peak frequencies every 30 minutes and off-peak frequencies of 45 minutes. The commuter route is not in service on Sundays.

The ABQ Ride 2-Eubank Route on weekdays begin at 6:11 am and end at 6:57 pm (southbound) / 6:25 am and ends at 7:09 pm (northbound) with a peak frequency every 30 minutes and off-peak frequency of 60 minutes. Saturday service times begin at 8:33am and end at 5:56 pm (southbound)/ 8:05 am and end at 6:31 pm (northbound). Sunday service times being at 10:35 am and end at 4:59 pm (southbound)/ 10:02 am and end at 4:28 pm (northbound).

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.

Low-density Residential Development: Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for purposes of the IDO.

Residential Development: Development of any allowable land use from the Residential category in Table 4-2-1 (i.e. any allowable combination of Household Living uses and Group Living uses) that occurs on properties with no land use from another category, with the following exceptions:

1. Property with both Household Living uses and parks and open space are still considered residential development for the purposes of this IDO.
2. Properties that include other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered residential development for the purposes of this IDO.
3. A property that has an approved non-residential Temporary Use but that otherwise meets this definition is still considered residential development for the purposes of this IDO.

Subdivision

1. The process of subdividing land into 2 or more lots for the purpose of sale or development.
2. The process of consolidating 2 or more lots for the purpose of sale or development.
3. The subdivided lot.

Major Subdivision: Any subdivision not classified as minor.

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.

Minor Subdivision: Any subdivision that meets the eligibility requirements for a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(K).

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 R-1C (Single-Family Large Lot), IDO 14-16-2-3(B). The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. 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 4: Community Identity

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

The request would downzone the subject site from MX-L to R-1C. The request would enhance the area by facilitating similar development in the future, protect the neighborhood by eliminating non-residential uses which would also help to preserve the identity of the community. This request furthers Goal 4.1 Character.

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 neighborhoods by ensuring the appropriate scale and location of development by changing the zone from MX-L to R-1C. The downzone will eliminate all non-residential uses and reinforce the low intensity scale, thus ensuring the identity of the neighborhood is protected. The request furthers Policy 4.1.2 – Identity and Design.

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 development of a new single-family housing development and foster a community within the established community. Residents in the newly developed subdivision will have the opportunity to live, work, learn, shop and play together based on the amenities close in proximity to the proposed subdivision site-such as Albuquerque Academy, Hoffmantown Church and Hoffmantown Outdoor Recreation Area- that is privately owned but available to the public. The request 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 development with uses that are similar to its surrounding environment-single-family dwellings. The future development would be conveniently accessible to surrounding uses such as religious institutions, retail, and activity centers. Although it will be accessible to a variety of uses, the subdivision itself will only consist of a single use-residential, and not create a mix of uses. The request is partially furthered with Policy 5.2.1 – Land Uses.

Sub-policy(c): Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

The request would eliminate non-residential uses and establish the same standards that are equivalent to Cherry Hills Neighborhood, maintaining the characteristics through zoning and design standards. The request furthers sub-policy(c) 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 that is comparable to the immediately surrounding development- single-family dwellings. 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 a single-family subdivision, which would generally encourage productive use of the land. 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 generally promote efficient use of the land. The future subdivision would promote development patterns that are similar to the Cherry Hills Neighborhood, while also using existing infrastructure that surrounds the site. 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 low-density residential development, parks, open space and religious institutions. Future growth if zone change is granted would utilize existing infrastructure. 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 north of the site (R-1C) and keeping the character and intensity the same. 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 single-family neighborhoods by eliminating the non-residential permissive uses the subject site is currently zoned for. The request furthers Policy 5.6.3-Areas of Consistency.

Sub-policy(b): Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The request would ensure that the future subdivision development will reinforce the scale, intensity, and setbacks of the immediately surrounding context by implementing large lot parcels, which characterize most development in the area. The request furthers sub-policy (b) 5.6.3-Areas of Consistency.

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

The request would support future housing development that would reinforce and strengthen the neighborhood characteristics and maintain appropriate densities. The request furthers Policy 9.2.1-Compatibility.

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 site’s southern boundary abuts 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 September 28, 2021, is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned MX-L (Mixed-Use Low Intensity) and undeveloped. The requested zoning is R-1C (Single-Family Large Lot). The reason for the request is to obtain zoning to facilitate development of a new subdivision with approximately 39 lots. The subject site is in an Area of Consistency.

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

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

Applicant: Based on the responses to these goals and policies, the request satisfies the requirements of Criterion A by providing additional housing that is compatible with the surrounding context and other single-family residential uses within the Cherry Hills neighborhood. The proposed project will be a good neighbor to the adjacent institutional uses of Hoffmantown Baptist Church and the Albuquerque Academy.

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 4.1- Character, Policy 4.1.2 Identity and Design, Goal 5.2- Complete Communities, Policy 5.2.1 Land Uses and Sub-Policy(c), 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 and Sub-Policy(b), Policy 9.2.1 Compatibility

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 zone change will reinforce the character of the area and will not permit development significantly different than the established character by changing the zoning to R-1C, which matches the existing zoning to the north of the subject site within the Cherry Hills neighborhood. Beyond the immediate Cherry Hills neighborhood, the area surrounding the Albuquerque Academy includes a significant amount of other single-family residential, most of which is larger lots with R-1C and R-1D zoning like what is proposed by this request. Additionally, other low-density residential zones are located adjacent to the subject site with R-1A to the west and R-T to the south. Lastly, while the zoning to the east is MX-L and to the southwest is NR-BP, these properties are developed with the Hoffmantown Church and Albuquerque Academy campuses. These institutional uses are complementary to the proposed low-density residential neighborhood that will be developed if this request is approved. The proposed R-1C zoning will allow for similarly sized lots, setbacks, and building heights as the existing developed homes nearby, other low-density zone districts that will be developed in the future, and the suburban nature of the adjacent institutional campuses thus strengthening the established character of the surrounding Area of Consistency.

In addition, the proposed zone change meets criterion #3 by being more advantageous to the community as articulated by the ABC Comp Plan (described in detail earlier in this justification letter). The zone change will allow for needed housing development on the east side that reinforces and strengthens the character of the surrounding area. The new homes for the subdivision will be conveniently located near several different Activity Centers that will provide a variety of convenience and destination shopping options for new residents. The request will encourage infill development of a vacant, underutilized property that will take full advantage of existing utilities and infrastructure in the vicinity.

Staff: The subject site is located in an Area of Consistency, the applicant's response demonstrates that the request would clearly reinforce and strengthen the established character of the area and would

not permit development that is significantly different from that character through infill development, utilization of existing utilities and infrastructure and maintain the development patterns of existing homes north to the site. 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 R-1C zone will be harmful to the adjacent property, neighborhood, or community. The table on the following page provides a comparison of the MX-L zones and R-1C zones. The proposed downzone will eliminate nearly all non-residential uses for the property, thus eliminating any uses that could be considered harmful to the adjacent properties, neighborhood, or community. Some of the few that remain are also changed to Conditional Uses that require review and approval through a public hearing process with the Zoning Hearing Examiner. It is worth noting that the previous approvals for this property limited development to a religious institution, and more recently senior housing, which are not particularly impactful. However, upon adoption of the IDO, the MX-L zoning conversion introduced additional uses that could be considered harmful in this location, including restaurants, bars (conditionally), car wash, gas stations (conditionally), and drive-through facilities. The proposed downzone to R-1C will eliminate most of these uses that were introduced with the conversion to the MX-L district.

Comparison of MX-L and R-1C

IDO Zoning Comparison: MX-L vs. R-1C		
Use	MX-L	R-1C
Dwelling, single-family detached	-	P
Dwelling, cluster, and cottage development	-	P
Dwelling, two-family detached (duplex)	-	P
Dwelling, townhouse, multi-family, and live work	-	P
Group Living Category (except Community residential facility, small, which remains permissive)	P	-
Adult or child day care facility	P	-
Elementary or middle school; High school	P	C
Museum	P	-
Sports field	C	-
University or college; vocational school	C/P	-

Kennel; Veterinary hospital or other pet services	C/P	-
Bar & Tap room or tasting room	C	-
Health club or gym	P	-
Restaurant or Mobile food truck court	P	-
Bed and breakfast	-	CA
Hotel or motel	P	
Car wash	P	-
Light vehicle fueling station & sales and rental	C	-
Light vehicle repair	P	-
Bank	P	-
Club or event facility	P	-
Commercial services	P	-
Medical or dental clinic	P	-
Mortuary	C	-
Office or Personal and business services, small	P	-
Research or testing facility	P	
Self-storage	C	
Art gallery	P	CV
Bakery goods or confectionary shop		-
General retail, small; Cannabis retail; Farmer's market; and Grocery store	P	-
Liquor and Nicotine retail	A	-
Pawn shop	C	-
Artisan manufacturing	P	-
Cannabis cultivation and Cannabis-derived products manufacturing	P	-
Drive-through or drive-up facility	A	-

Staff: The applicant compared the existing MX-L zoning and the proposed R-1C zoning. Uses that would be permissive under the MX-L zone would be eliminated with the new proposed zone. Only three (3) uses- Elementary or middle school; High school (conditional use), Bed and breakfast (conditional accessory), and an Art gallery (conditional if structure is vacant for 5 years or more) would still be available. 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: This request meets both Criterion 1 and 3. There are existing infrastructure improvements in the vicinity that have been installed by the City or other developers that will be

available to serve the development made possible by this zone change, including but not limited to utilities and a full cross section of Harper Road with median breaks and turn lanes. Any additional infrastructure improvements that are necessary due to development of the subject site by this Applicant will be provided as a part of that development and an Infrastructure Improvement Agreement tied to the future subdivision of land application and review process.

Staff: Staff agrees that the subject site is an infill site that is adequately 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 is not completely based on the property's location on a major street, rather it is based on being more advantageous to the community while reinforcing and strengthening the character of the surrounding Cherry Hills neighborhood. The subject site's location on a minor arterial does not provide any advantage to this Applicant, although it will provide easy and convenient access to jobs, shopping, and educational options for future residents, thereby furthering the goals and policies of the Comprehensive Plan.

Staff: Harper Rd. NE is classified as an urban 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 reinforcing and strengthening the character of the surrounding Cherry Hills neighborhood. 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 cost of land or other economic considerations is not the determining factor for this zone change request. The requested zone change is justified based on being more advantageous to the community as articulated by the Comprehensive Plan and strengthening the character of the surrounding area, as was described in detail in the Applicant's responses to Criterion A and Criterion B. The subject site has long been underutilized and mostly vacant. Rather than relying on economic arguments, the Applicant is proposing a change that also promotes more housing options on the east side of the city that will fulfill the Comprehensive Plan's vision for a more vibrant, healthy, and sustainable community through infill development in an Area of Consistency.

Staff: The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies: cost of land and economic considerations and does not conflict with them, 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 area of the requested zone change is over 14 acres in size and matches the existing zoning to the north within the Cherry Hills neighborhood, so it cannot be considered a spot zone. The request clearly facilitates realization of the Comprehensive Plan goals and policies related to appropriate scale and uses; housing options; and development in Areas of Consistency.

Staff: Adjacent to the subject site to the north lies the Cherry Hills Neighborhood. It is currently zoned R-1C and the proposed zone will match with the existing zoning of the surrounding areas. Therefore, the request would not apply a zone district different from surrounding zone districts and would not be 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. Dennis Chavez Elementary School, Madison Middle School, and La Cueva 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.

Solid Waste had concerns regarding access to the subdivision.

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 and the Cherry Hills Civic Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A pre-application neighborhood meeting was not held. A facilitated meeting was not requested. A few NA representatives had some questions regarding future development of the property, types of homes, access, exterior wall design, and floodplain concerns which the applicant responded to (see attachments). Support to the zone change request was expressed.

IV. CONCLUSION

The request is for a zoning map amendment for an approximately 14.1-acre, vacant site that compromises the south side at the intersection of Harper Rd NE and Red Sky Rd NE. The applicant wants to change the subject site's zoning to R-1C to facilitate future development of a single-family residential project. 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.

The affected neighborhood organizations are the District 4 Coalition of Neighborhood Associations, and the Cherry Hills Civic Association, 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.

FINDINGS – RZ-2021-00041 October 21st, 2021 – Zone Map Amendment-Council

1. The request is for a zoning map amendment for an approximately 14.1-acre site legally described a Tract A2, Plat of Tracts A-1 and A-2 Hoffmantown Baptist Church Site, between Barstow St. NE and Ventura St. NE, approximately 14.1 acres (the “subject site”).
2. The subject site is located on the south side at the intersection of Harper Rd NE and Red Sky Rd NE. The subject site is vacant.
3. The subject site is zoned MX-L (Mixed Use – Low Intensity). The applicant is requesting a zone change to R-1C (Single-Family Large Lot) to facilitate future development of 39 single-family dwellings.
4. The subject site is in an Area of Consistency and is not in a designated center or along a designated corridor. The Facility Plan for Arroyos also applies due to the adjacency of the South Pino Arroyo.
5. Sites greater than 10 gross acres are required to also be heard by the City Council as required by IDO section 14-16-6-7(H) Zoning Map Amendment-Council.
6. 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.
7. The request is consistent with the following Comprehensive Plan Goal and policy from Chapter 4: Community Identity

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

The request would enhance the area by facilitating similar development in the future, protect the neighborhood by eliminating non-residential uses which would also help to preserve the identity of the community.

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

The request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development by changing the zone from MX-L to R-1C. The downzone will eliminate all non-residential uses and reinforce the low intensity scale, thus ensuring the identity of the neighborhood is protected.

8. The request 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 development of a new single-family housing development and foster a community within the established community. Residents in the newly developed subdivision will have the opportunity to live, work, learn, shop and play together based on the amenities close in proximity to the proposed subdivision.

- B. Sub-policy(c) 5.2.1 – Land Uses: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

The request will eliminate non-residential uses, develop a subdivision with the same residential patterns and establish the same zoning standards that are equivalent to Cherry Hills Neighborhood.

- C. 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 comparable to the immediately surrounding development- single-family dwellings.

- D. 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 create a subdivision that will be an efficient and productive use of the vacant land and is supported by the neighborhood association.

9. The request furthers the following goal from Comprehensive Plan Chapter 5: Land Use.

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

The zone change request will create a subdivision development that will promote development patterns that are similar to the Cherry Hills Neighborhood, while also using existing infrastructure of the surrounding area.

10. 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 site is located in an Area of Consistency, the proposed zone change reinforces the character and intensity of the surrounding area by matching the existing zoning north of the site

- 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 single-family neighborhood by eliminating all non-residential permissive uses.

- C. Sub-policy(b) 5.6.3 Areas of Consistency: Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The request would ensure that the future subdivision development will reinforce the scale, intensity, and setbacks of the immediately surrounding context by implementing the same zoning.

11. The request is consistent with the following Comprehensive Plan Goal from Chapter 9: Housing

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

The request will support future housing development and will reinforce and strengthen the neighborhood characteristics and maintain appropriate densities through the zone change.

12. 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 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 R-1C zoning and discussed that all non-residential uses would be eliminated. Since the surrounding land is zoned R-1C, uses that would become permissive already exist in the current zoning and are not considered to be detrimental in this setting because the uses would become identical.

E. Criterion E: The subject site is 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 the Comprehensive Plan.

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.

H. 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".

13. The affected, registered neighborhood organizations District 7 Coalition of Neighborhood Associations, ABQ Park, Alvarado Park, Classic Uptown, Inez, Jerry Cline Park, Mark Twain, Quigley Park, Snow Heights, Winrock South and Winrock Villas Condo Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required.

14. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION – PR-2018-001560, RZ-2021-00041, October 21, 2021

That the EPC forward a recommendation APPROVAL of Project#2018-001560, Case#RZ-2021-00041, a zone change from MX-L to R-1C, for Tract A2, Plat of Tracts A-1 and A-2 Hoffmantown Baptist Church Site, an approximately 14.1-acre site between Barstow St. NE, and Ventura St. NE, based on the preceding findings.

Leroy Duarte

**Leroy Duarte
Current Planner**

Notice of Decision CC list:

Cherry Hills Civic Association, Rob MacIvor, rmacivor2@comcast.net
Cherry Hills Civic Association, Ellen Dueweke, edueweke@juno.com

District 4 Coalition of Neighborhood Associations, Daniel Regan, dlreganabq@gmail.com
District 4 Coalition of Neighborhood Associations, Mildred Griffiee, mgriffiee@noreste.org
Legal, avarela@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

If the development has gates, how will the refuse driver enter and exit the property (Access card, clicker, gate code, etc.)? A site plan that includes proposed curb space, landscape and driveway will have to be provided to the Solid Waste Department. This site plan will have to be approved for access.

TRANSIT DEPARTMENT

No comment.

PARKS AND RECREATION

No objection to the proposed zone change.

ABC WATER UTILITY AUTHORITY (ABCWUA)

1.RZ-2018-000041

a. No adverse comment to zone changes.

b. For information only:

i. Intention to develop the site for a residential subdivision. Please request an Availability Statement for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. Please include a utility plan with the request/

ALBUQUERQUE PUBLIC SCHOOLS

Outside scope of APS comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

1.Project #2018-001560

a. EPC Description: RZ-2021-00041—Zoning Map Amendment (Zone Change).

- b. Site Information: Hoffmantown Baptist Church Site, Tract A2.
- c. Site Location: Located on Harper Road NE, between Barstow St. NE and Ventura St. NE.
- d. Request Description: Zoning change from MX-L to R-1C to allow for single family residential development.
- e. Comment: Development at this location will impact Dennis Chavez Elementary School, Madison Middle School, and La Cueva High School.
- i. Residential Units: 39
- ii. Est. Elementary School Students: 10
- iii. Est. Middle School Students: 5
- iv. Est. High School Students: 5
- v. Est. Total # of Students from Project: 20

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

School Capacity			
School	2021-2022 (20th Day) Enrollment	Facility Capacity	Space Available
Dennis Chavez Elementary School	551	650	99
Madison Middle School	647	800	153
La Cueva High School	1,820	2,043	223

COUNTY OF BERNALILLO

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

PNM GAS COMPANY

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE



Figure 1: Sign posting looking south from Harper Rd. NE to the subject site.



Figure 2: Looking north from within the subject site.



Figure 3: Looking south within the subject site.



Figure 4: Looking west within subject site.



Figure 5: Looking at east within subject site.

HISTORY



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

Date: June 19, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1007412**
09EPC-40022 SITE DEVELOPMENT -
BUILDG PRMT

Hoffmantown Church
8888 Harper Road NE
Albuquerque, NM 87111

LEGAL DESCRIPTION: JOHN D RUPLEY agent(s) for HOFFMANTOWN CHURCH request(s) the above action(s) for all or a portion of tract(s) A, B-1 & B-2, YORBA LINDA SUBDIVISION zoned SU-1 FOR CHURCH & RELATED FACILITIES & TELECOMMUNICATIONS FACILITIES located on HARPER RD NE BETWEEN VENTURA ST NE AND WYOMING NE containing approximately 58.9102 acre(s). (E-20) Randall Falkner, Staff Planner

On June 18, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007412 / 09EPC-40022, a request for a site development plan for building permit for all or a portion of tract(s) A, B-1 & B-2, YORBA LINDA SUBDIVISION zoned SU-1 FOR CHURCH & RELATED FACILITIES & TELECOMMUNICATIONS FACILITIES, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This a request for a site development plan for building permit for Tracts A, B-1, and B-2, Yorba Linda Subdivision. The subject site is 58.9 acres and is located at the corner of Harper Road and Ventura Street.
2. The subject site is within the Established Urban area of the Comprehensive Plan.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. The following Comprehensive Plan Policies for Established Urban Areas are furthered by the proposal:

- a. Policy II.B.5d – The location, intensity and design of the proposed recreation area would respect existing neighborhood values, natural environmental conditions, and scenic resources. The proposed recreation area is separated from residential homes by Harper Road, which is approximately 86 feet wide. The northern portion of the recreation area (which is closest to the residential neighborhood) is made up of landscaping and pedestrian trails. The large grass field and other facilities (playground, basketball and volleyball courts) are approximately 300 and 600 feet respectively, away from the residential neighborhood, and the amphitheater is approximately 760 feet from the neighborhood. The amphitheater has been designed to slope downward from north to south so it will not be visible from the residential neighborhood to the north. The landscaping and distance of the amphitheater from the neighborhood will provide a good buffer. Drainage is addressed in the drainage management plan and grading and drainage plans. The area will be landscaped with a number of water harvesting areas and bio swales/vegetated filter strips that will be used to convey drainage to the proposed pond and to the adjacent arroyo. The drainage management plan conforms to the recommendations determined by AMAFCA and the pond has enough volume to retain ¼ storm water over the total impervious area contributing to the park. The drainage management plan is also capable of safely passing the 100 year storm and meets City requirements. The project actually reduces the amount of runoff to Harper and will not adversely affect any properties north of Harper Road.
- b. Policy II.B.5e – The request will provide infill development in an area that currently has existing urban facilities and services. Appropriate site plan development (such as landscaping, buffering, lighting, drainage management plan, and site design) will help to ensure the integrity of existing neighborhoods.
- c. Policy II.B.5g – The site development plan shows a proposed pedestrian trail throughout the site that is 8 foot wide asphalt and 3 foot wide crusher fine. The trail will connect to a proposed 5 foot wide sidewalk on Harper Road. The applicant has indicated that it intends to allow public use of these trails. The proposed development has been carefully designed to conform to topographical features.

5. The following Comprehensive Plan Policies for Established Urban Areas are partially furthered by the proposal:

- a. Policy II.B.5i – Extensive landscaping on the north side of the proposed site provides buffering from the adjacent neighborhood. The outdoor amphitheater is at the far south end of the subject site, approximately 760 feet away from the closest residential neighborhood. The amphitheater has been designed to be virtually invisible from the neighborhood, as it is buffered by extensive landscaping, slopes from north to south (away from the neighborhood), and the stage is 22 feet below the nearby multiple play areas (basketball, volleyball, playground, and open grass field). The drainage management plan conforms to the recommendations determined by AMAFCA and the area will be landscaped with a number of water harvesting areas (ponds) and bio swales/vegetated filter strips that will be used to convey drainage from the parking lot to the proposed pond and to

the adjacent arroyo. These water harvesting areas will incorporate wetland construction techniques and plant materials. Extensive pedestrian trails throughout the recreation area allow for easy access to the entire site. The proposed lighting on the subject site is high (28') for a recreation area with pedestrian trails. Some smaller pedestrian lights mixed in with the taller lights would fit better with the pedestrian trail. Multiple banner signs on the light fixtures are not needed.

- b. Policy II.B.5m – The site design generally maintains and enhances unique vistas and improves the quality of the visual environment by providing widespread landscaping throughout the site, providing a sidewalk and running trail extension along Harper Road, and by placing the outdoor amphitheater, playground, and basketball and volleyball courts at the far south end of the site (on the opposite end of the neighborhoods). Placing the amphitheater 22 feet below the ground level of the play area also hides the outdoor worship area from the neighborhood. Smaller pedestrian lights would have less impact on the adjacent neighborhood. There are no buildings proposed to be constructed on the subject site. There are shade structures of considerable size shown on the site plan for building permit on LC1.01 (Sheet 1) and LP1.02 (Sheet 3). These shade structures range in size from 12' x 12' to 60' x 100'. These structures have been placed on the southern end of the site, just south of the grass play area, so they are all over 600' away from the nearest residential neighborhood. The shade structures could help to absorb noise that could come from the amphitheater or the playing fields.
6. The request partially furthers Noise Policy II.C.4a of the Comprehensive Plan. The outdoor ball fields, playground, and amphitheater do present potential land use/noise conflicts. These areas have been placed at the far southern end of the site to try to mitigate potential noise conflicts. Extensive landscaping has been placed throughout the site and especially at the far northern end of the site (close to the neighborhood) and close to the amphitheater to further mitigate noise. The amphitheater stage is more than 20 feet lower than the playing fields and playground area and is approximately 760 feet from the nearest residential neighborhood. The four shade structures could help to absorb noise that comes from the playing fields and/or the amphitheater. The applicant will use the amphitheater for church uses, such as bible study, weddings, and similar church activities, but not for loud rock and roll concerts. Noise conflicts have been mitigated to the extent possible considering the uses proposed for the site.
7. The request furthers Developed Landscape Policy II.C.8d of the Comprehensive Plan. Landscaping on this vacant portion of land will help to control water erosion and dust, while creating a pleasing visual environment. Mostly native and low water use plants will help to conserve water.
8. The request furthers Community Identity and Urban Design Policy II.C.9b of the Comprehensive Plan. The proposed recreation area is designed to preserve the natural environment by using mostly native non-invasive landscaping. The landscaping and water harvesting ponds will help to prevent erosion and ease water into the arroyo. The drainage management plan conforms to the

recommendations determined by AMAFCA and is also capable of safely passing the 100 year storm and meets City requirements. Any effects on views will be minimal, as extensive landscaping has been placed on the far northern end (closest to the neighborhoods) of the subject site to buffer the site from the neighborhood, and the playing fields and amphitheater have been placed on the southern end (furthest away from the neighborhoods). The amphitheater also slopes from north to south and is 22 feet below the adjacent ball fields. There are no buildings being constructed, just extensive landscaping, pedestrian trails, playing fields, and an amphitheater. Local history, culture and traditions will be respected.

9. The request furthers Water Management Policy II.D.2a of the Comprehensive Plan. Water for this site shall come from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) reclaimed water line in Harper Road, with backflow protection and meter per ABCWUA requirements. Use of reclaimed water on recreational turf is a "green" solution designed to conserve water. Much of the landscaping on the site (especially on the far eastern and southern edges of the grass play area and next to the arroyo) will receive water via stormwater runoff. Once established, the plants that receive an adequate amount of stormwater runoff will not need as much water from irrigation (drip emitters, etc.).
10. The request furthers Transportation and Transit Policy II.D.4g of the Comprehensive Plan. The proposed recreation area has many pedestrian opportunities promoted and integrated into the development that create safe and pleasant non-motorized travel conditions. The site development plan shows a proposed pedestrian trail (8 foot wide asphalt and 3 foot wide crusher fine) that allows access to all portions (ball fields, play areas, amphitheater, and sidewalk on Harper Road) of the subject site, and to the Hoffmantown Church buildings and parking lot to the east. Although not close to the proposed subject site, Hoffmantown Church does have access to a bicycle route and a public transportation bus route (route #2 – Eubank) on the far east side of the property along Ventura Road. The applicant is not requesting any additional parking or roads with this proposal.
11. Policy 4, Walls, of the Facility Plan for Arroyos is furthered by the request. There are no continuous perimeter walls located adjacent to the arroyo right-of-way.
12. Policy 1, Landscaping adjacent to the arroyo right-of-way of the Facility Plan for Arroyos, is partially furthered by the request. The landscape plan shows plants that generally consist of native vegetation or trees that would be adaptable to the desert environment.
13. There was a facilitated meeting held on May 4 at 6:30 pm at the Hoffmantown Church at 8888 Harper Road in Albuquerque. Neighborhood concerns expressed at the facilitated meeting include the following: water drainage and runoff impact to arroyo and homes in the neighborhood, detrimental impact to wildlife and environment in the area, landscaping and amphitheater noise and aesthetics, and increased traffic. On June 10, 2009, Bohannon Houston, in a formal letter

offered the following opinion on drainage at the proposed Hoffmantown Church Recreation Area: The proposed ponds do not present a measurable or unreasonable risk of subsurface storm water migration hazard to the Cherry Hills homes.

14. There was a meeting between the Cherry Hill Civic Association (CHCA) and the Hoffmantown Church on June 4 at City Hall. The CHCA does not oppose and does not support the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Reference note 01-22 shall show the width of the sidewalk/handicap ramp on the site plan for building permit.
4. Lighting:
 - a. All (11) of the lights with reference note 32-03 shall be 28' tall and be allowed one single banner, with the exception of the three lights on the far north side that are closest to the neighborhood (these lights shall be eliminated).
 - b. All light poles will have only one head except for fixtures south of the soccer field.
 - c. All area lighting shall turn off at 10:00 pm, except for pedestrian lighting, which may remain on for security reasons.
 - d. The number of security cameras and their locations on the light poles shall be shown on the site development plan for building permit.
 - e. The placement of lighting for Sheet 11 of 13 (LU1.01) shall be consistent with that of Sheet 2 of 13 (LC1.010).
5. Landscaping:
 - a. Proposed Russian Olive trees adjacent to the arroyo will be replaced with Pinon Pine trees. ✓
 - b. The root collar on the planting detail shall be at finish grade.
 - c. The City Forrester has recommended the following condition, which shall be placed under landscape maintenance on LP1.02 (Sheet 3): "Irrigation system should be designed to be

capable of providing water during establishment and future growth. System should also provide water use and necessary area of coverage for plant species. Water harvesting through active and passive methods is a desirable supplement and potentially a replacement for certain species after establishment”.

- d. The landscaping plan shall show the installed size of all plants as well as the mature size of all plants.

6. Noise:

- a. All noise shall be within the limits of the City of Albuquerque Noise Control Ordinance.
- b. The uses for the amphitheater shall be clearly indicated on the site development plan for building permit.

7. There shall be no recreational activity after 10:00 pm.

8. The proposed amphitheater seating will not be expanded beyond 325 seats.

9. Public Service Company of New Mexico Conditions:

- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
- c. As a condition, adequate clearance for electric utilities, including transformers and utility pads, must be provided for safe operation and maintenance purposes. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will address all technical needs, issues and safety clearances for its electric power systems.

10. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- b. If applicable, all the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- c. Site plan shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
JUNE 18, 2009
PROJECT 1007412
PAGE 7 OF 8

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY APPEAL DATE IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Richard Dineen
Planning Director

RD//ma

cc: John D. Rupley, 920 Girard NE, Albuquerque, NM 87106
Howard Thomas, Cherry Hills Civic Assoc., 6809 Red Sky Rd. NE, Albuquerque, NM 87111
Paul Pieper, Cherry Hills Civic Assoc., 6801 Red Sky Rd. NE, Albuquerque, NM 87111

OFFICIAL NOTICE OF DECISION
JUNE 18, 2009
PROJECT 1007412
PAGE 8 OF 8

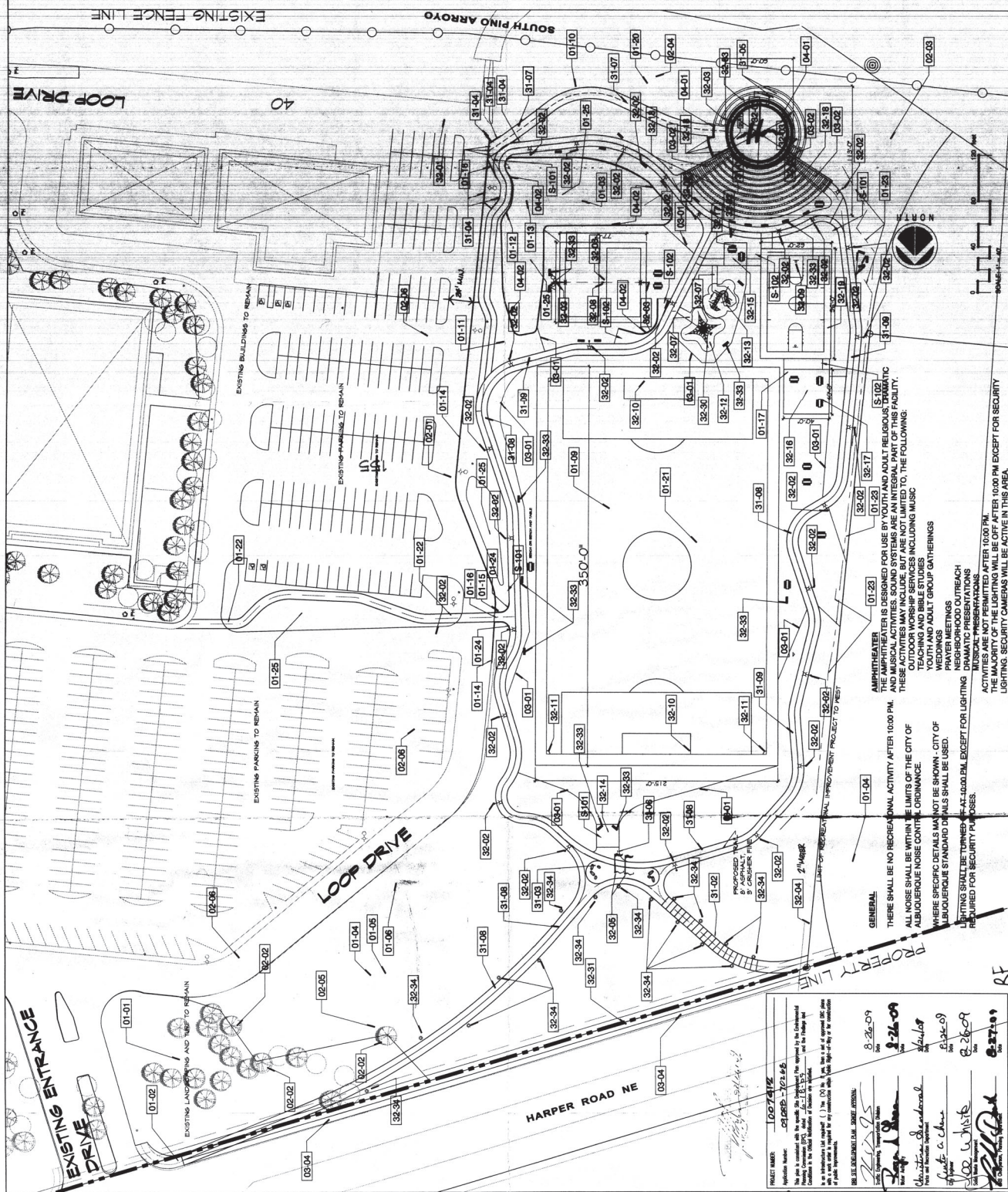
William Farmer, Tanoan Community Assoc. of Residents, 9601 Pebble Beach Dr. NE, Albuquerque, NM 87111
Paul Bosarge, Tanoan Community Assoc. of Residents, 9820 Murifield Ct. NW, Albuquerque, NM 87111
Amy Whitling, District 4 Coalition of N.A.'s, PO Box 91343, Albuquerque, NM 87199
Bambi Folk, District 4 Coalition of N.A.'s, 6617 Esther NE, Albuquerque, NM 87109
Don Couchman, District 8 Coalition of N.A.'s, 6641 Concordia NE, Albuquerque, NM 87111
Carole Pegaty, District 8 Coalition of N.A.'s, 7005 Sky Valley Way NE, Albuquerque, NM 87111
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110

REFERENCE	NOTES	SCHEDULE

- [illegible]

GETTING SCHEDULED

- | LABOR DESCRIPTION | QTY |
|--|-----|
| 1. LIGHTING LIGHT_5TID-01 1W SECURITY 32 | |
| 2. LIGHTING LIGHT_5TID-01 1W SECURITY 2 | |
| 3. LIGHTING LIGHT_5TID-01 1W SECURITY 16 | |

[illegible]

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 14-16-2-3(B) for the R-1 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"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input checked="" 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: PulteGroup		Phone: (505) 761-9606
Address: 7601 Jefferson Street NE, Suite 320		Email: Kevin.Patton@PulteGroup.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Contract Purchaser		List all owners: Hoffmantown Baptist Church

BRIEF DESCRIPTION OF REQUEST

Zone change from MX-L to R-1C.

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

Lot or Tract No.: Tract A-2	Block:	Unit:
Subdivision/Addition: Hoffmantown Baptist Church Site	MRGCD Map No.:	UPC Code: 102006208633520951
Zone Atlas Page(s): E-20	Existing Zoning: MX-L	Proposed Zoning: R-1C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 14.071 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 Harper Road NE	Between: Barstow Street NE	and: Ventura Street NE
---	----------------------------	------------------------

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

Project #1007412 and PR-2018-001560

Signature:	Date: 9/9/21
Printed Name: Jacqueline Fishman, AICP	<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: 

Date: 9/9/21

Printed Name: Jacqueline Fishman, AICP

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

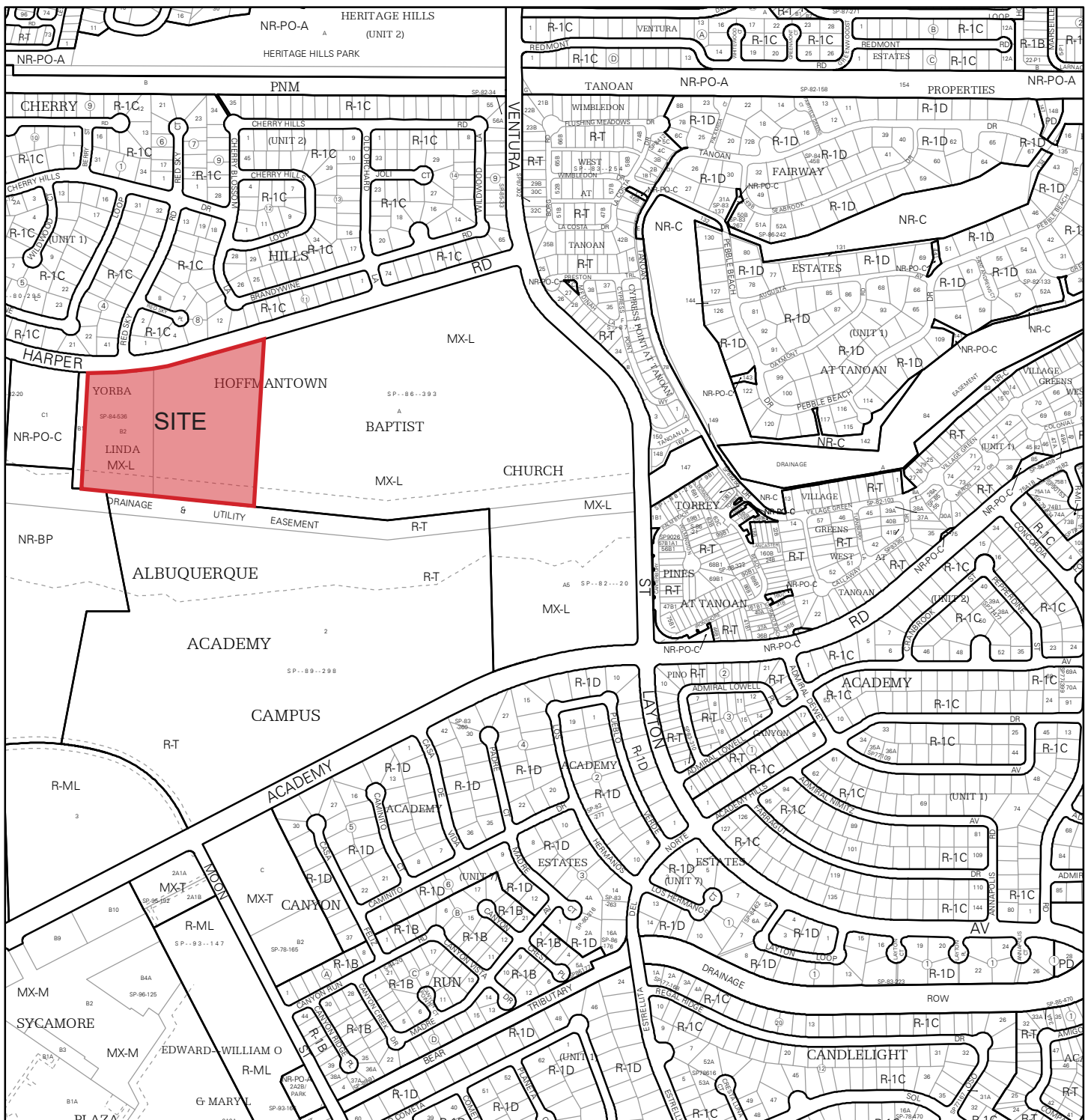
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-

Staff Signature:

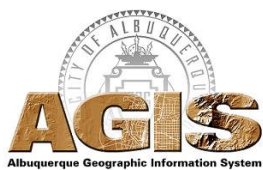
Date:



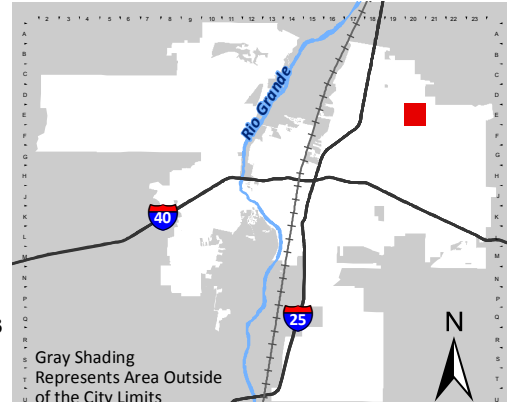


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-20-Z

- Easement
- 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

Escarpment

Feet
0 250 500 1,000

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

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

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

Official Use only

PA#: _____ Received By: _____ Date: _____

APPOINTMENT DATE & TIME: _____

Applicant Name: Pulte Homes Phone#: (505) 764-9801 Email: vos@consensusplanning.com

Agent: Consensus Planning, Inc.

PROJECT INFORMATION:

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

Size of Site: 14.071 acres Existing Zoning: MX-L Proposed Zoning: R-1C

Previous case number(s) for this site: 1007412; PR-2018-001560

Applicable Overlays or Mapped Areas: N/A

Residential – Type and No. of Units: +/- 39 single-family residential lots

Non-residential – Estimated building square footage: _____ No. of Employees: _____

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 99999 Harper Road NE Zone Atlas Page (Please identify subject site on the map and attach) E-20

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Zone change to allow single-family residential development consistent with the surrounding area.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

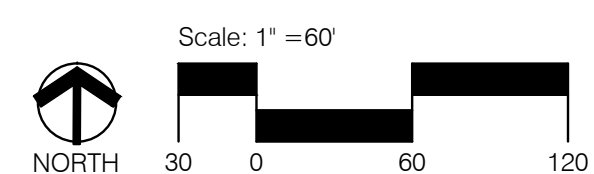
Confirm process based on acreage and designation as an Area of Consistency.



Sign Concept

HOFFMANTOWN ESTATES

CONCEPTUAL SITE PLAN



From: [Ewell, Diego](#)
To: [Michael Vos](#)
Subject: RE: PRT Application for 99999 Harper Road NE
Date: Tuesday, August 31, 2021 3:10:57 PM

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. Typical turn around time can be a week to two weeks from submission date.

Your PRT Request # 21-192

Thank You,



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

From: Michael Vos <Vos@consensusplanning.com>
Sent: Monday, August 30, 2021 7:07 PM
To: Ewell, Diego <dewell@cabq.gov>
Subject: PRT Application for 99999 Harper Road NE

External

Diego,
Application is attached. Please confirm receipt.

Thanks,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Hoffmantown Estates

Building Permit #: _____ Hydrology File #: E20D020B

Zone Atlas Page: E-20 DRB#: PR-2018-001560 EPC#: 1007412 Work Order#: _____

Legal Description: Tract A-2, Hoffmantown Baptist Church Site

Development Street Address: 99999 Harper Road NE

Applicant: Hoffmantown Baptist Church/Pulte Homes (Agent: Consensus Planning) Contact: Michael Vos, AICP

Address: 302 8th Street NW, Albuquerque, NM 87102

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

E-mail: vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2022-2023

Current/Proposed Zoning: MX-L / R-1C

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:

Change of zoning to allow development of a single-family subdivision.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: Approximately 39 single-family homes

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 Subdivision entry from Harper Road NE

Adjacent Roadway(s) Posted Speed: Street Name Harper Road NE Posted Speed 40 mph
Street Name Posted Speed

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

Roadway Information (adjacent to site)

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

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

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

Adjacent Roadway(s) Traffic Volume: ADT: 11,308 Volume-to-Capacity Ratio (v/c): 0.0-0.5 AM & PM
AWDT: 12,084 (if applicable)

Adjacent Transit Service(s): Route 2 on Ventura Nearest Transit Stop(s): Ventura and Harper Road

Is site within 660 feet of Premium Transit?: No

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

Current/Proposed Sidewalk Infrastructure: Sidewalk on Harper to be extended with future subdivision

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:

M. P. R. E.

9/9/2021

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.



August 11, 2021

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Pulte Group for a Zoning Map Amendment and all other related applications for property located along Harper Road NE legally described as follows:

- TR A-2 PLAT OF TRACTS A-1 AND A-2 HOFFMANTOWN BAPTIST CHURCH SITE (A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND TRACT B-2, YORBA LINDA SUBDIVISION) CONTAINING 14.0710 AC

Pulte Group is the contract purchaser of the property. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Newell", written over the word "Sincerely,".

David Newell
Director of Land Acquisition

cc: Kevin Patton, Director of Land Planning & Entitlements



**HOFFMANTOWN
CHURCH**

8888 HARPER DR NE
ALBUQUERQUE, NM 87111

August 24, 2021

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Hoffmantown Baptist Church for a Zoning Map Amendment and all other related applications for property located along Harper Road NE legally described as follows:

- TR A-2 PLAT OF TRACTS A-1 AND A-2 HOFFMANTOWN BAPTIST CHURCH SITE (A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND TRACT B-2, YORBA LINDA SUBDIVISION) CONTAINING 14.0710 AC

Hoffmantown Baptist Church is the owner of the property. Thank you for your consideration.

Sincerely,

Sam Mouck
Director of Operations
Hoffmantown Baptist Church
(505)858-8671

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

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

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

Official Use only		
PA#: <u>21-192</u>	Received By: <u>Diego Ewell</u>	Date: <u>8/31/2021</u>
APPOINTMENT DATE & TIME: <u>N/A</u>		

Applicant Name: Pulte Homes Phone#: (505) 764-9801 Email: vos@consensusplanning.com
Agent: Consensus Planning, Inc.

PROJECT INFORMATION:

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

Size of Site: 14.071 acres Existing Zoning: MX-L Proposed Zoning: R-1C

Previous case number(s) for this site: 1007412; PR-2018-001560

Applicable Overlays or Mapped Areas: N/A

Residential – Type and No. of Units: +/- 39 single-family residential lots

Non-residential – Estimated building square footage: _____ No. of Employees: _____

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

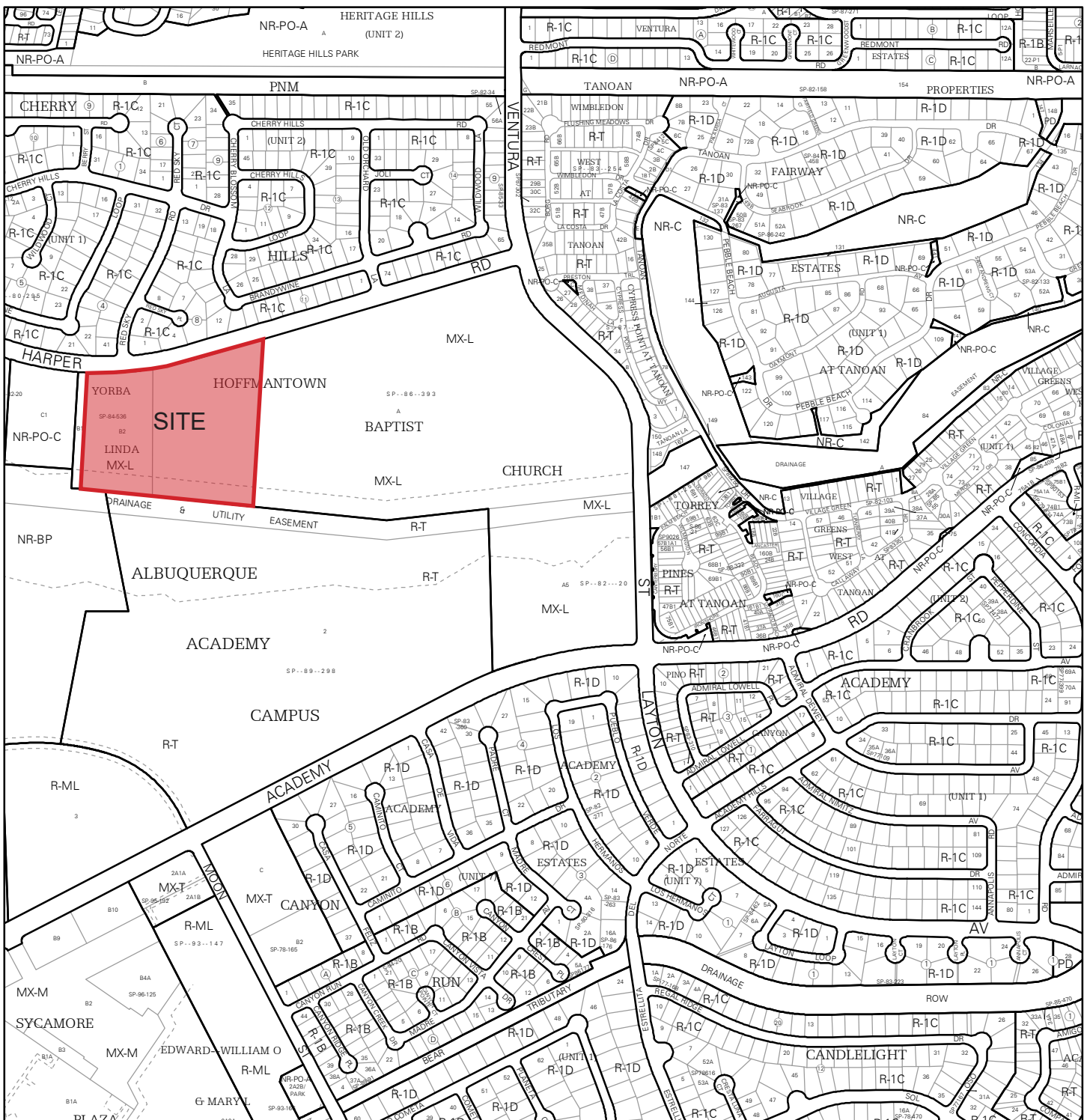
Physical Address: 99999 Harper Road NE Zone Atlas Page (Please identify subject site on the map and attach) E-20

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Zone change to allow single-family residential development consistent with the surrounding area.

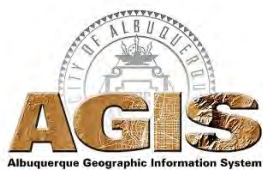
QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Confirm process based on acreage and designation as an Area of Consistency.

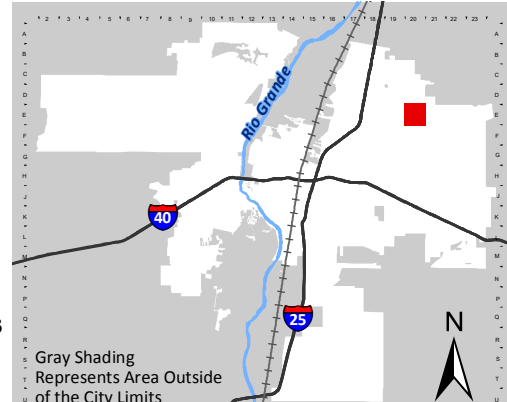


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-20-Z

- Easement
- 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



Feet
0 250 500 1,000



Sign Concept

HOFFMANTOWN ESTATES

CONCEPTUAL SITE PLAN



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-192 Date: 09/14/21 Time: N/A (sent via email to)

Address: Harper Rd NE

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@abqwua.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- R-1C)

SITE INFORMATION:

Zone: MX-L

Size: Approx. 14.1 acres

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: Cherry Hills Civic Association

**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: 6-6(J) Site Plan

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-192 Date: 09/23/21 Time: N/A (sent via email)

Address: Harper Rd.

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# 21-192 Date: 09/23/21 Time: N/A (sent via email)

Address: Harper Rd.

Zoning Comments

PRT 21-192

PROPERTY INFORMATION

- Address: Harper Rd.
- Lot: A2 Block: 0000
- Subdivision: Hoffmantown Baptist Church
- Type: Consistency
- Calculated GIS Acres: 14.1 (combined)
- IDO Zoning: **MX-L**
- Old Zoning Designation: SU-1
- Old Zoning Description: Senior Living Center
- Old Zoning Category: Institutional

CASE HISTORY

- 1007412
- 1006820

ALLOWABLE USE(S)

- N/A

USE SPECIFIC STANDARDS

- N/A

DEFINITIONS

- **Major Subdivision** - Any subdivision not classified as minor.

DEVELOPMENT STANDARDS

APPLICANT'S QUESTIONS

PROCESS

6-6(I) Site Plan-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# 21-192 Date: 09/23/21 Time: N/A (sent via email)

Address: Harper Rd.

Transportation Development Comments

PRT 21-192 (99999 Harper NE., case no:1007412, PR-2018-001560)

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# 21-192 Date: 09/23/21 Time: N/A (sent via email)

Address: Harper Rd.

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

Traffic Studies and Traffic Signals

- *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.*
- *A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.*

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.)*

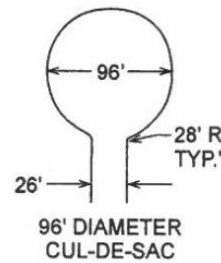
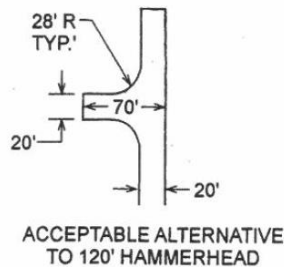
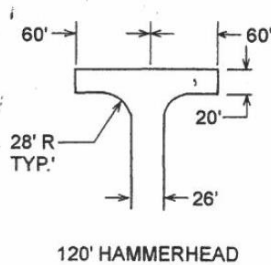
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PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-192 Date: 09/23/21 Time: N/A (sent via email)

Address: Harper Rd.

- *If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:*



- *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.*
- *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



September 9, 2021 (Updated September 28, 2021)

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Zoning Map Amendment (PR-2018-001560)

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:

On behalf of Pulte Homes and Hoffmantown Church, Consensus Planning submits this request for approval of a Zoning Map Amendment – Council. The purpose of this letter is to provide justification of the Applicant's request for a Zoning Map Amendment by responding to the decision criteria specified in Integrated Development Ordinance (IDO) Section 14-16-6-7(H)(3). The subject site is located on the south side of Harper Road NE between Barstow Street and Ventura Street and is legally described as Tract A-2, Plat of Tracts A-1 and A-2 Hoffmantown Baptist Church Site containing 14.0710 acres (see Figure 1).



Figure 1. Subject site.

PRINCIPALS

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

LAND USE CONTEXT AND PROJECT SUMMARY

The subject site is approximately 14.1 acres in size and is currently owned by Hoffmantown Church as part of the larger church property to the east, which includes a private park, church facilities, and a larger parking field. The property is zoned MX-L consistent with the rest of the church property and a prior zone change request that was approved prior to adoption of the IDO to allow for the addition of a

senior living facility on the property. The Applicant is proposing a zone change for the subject site to R-1C: Single-family Residential (Large Lot) zone district, which matches the existing zoning across Harper Road to the north and consistent with other surrounding low-density residential zoning categories. Once the zone change is approved, the Applicant intends to proceed with a Subdivision of Land – Major for development of approximately 39 single-family residential lots.

The property is within the North Albuquerque Community Planning Area and is designated as an “Area of Consistency” in the 2017 Albuquerque/Bernalillo County Comprehensive Plan. It is not located on any designated Corridors or within any Centers although the Cherry Hills Village and Academy Village Activity Centers are located approximately ½-mile to the west and southwest of the subject site, respectively. The Mountain Run Activity Center is located slightly more than one mile to the east at Academy Road and Eubank Boulevard. Wyoming Boulevard, traveling through the Cherry Hills Village and Academy Village Activity Centers, is designated as a Multi-modal Corridor.

The immediately surrounding area is generally low intensity. The property is located on the south side of Harper Road; to the west and south is the Albuquerque Academy and the South Pino Arroyo; to the north are single family homes, which comprise the Cherry Hills neighborhood; and adjacent to the east is the Hoffmantown Baptist Church and recreation facilities. It should be noted that the open space land uses are zoned and planned for future development per prior zoning approvals for the overall Albuquerque Academy property (see Figure 2).

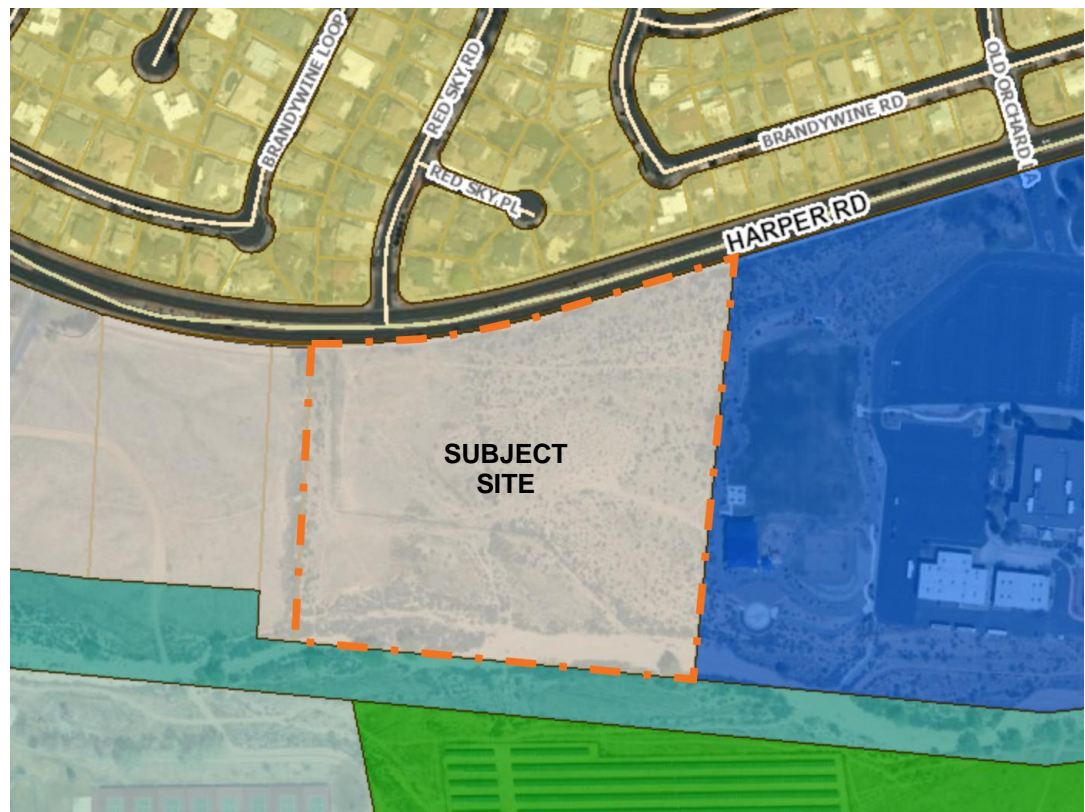


Figure 2. Land Use Context.

Site History and Zoning

The original zoning for the Hoffmantown Baptist Church was established on the property in 1985 and a Site Development Plan was subsequently approved in 1986. Approximately 9.5 acres of the church land directly to the east of the subject site developed later (after 2008) into a park containing a soccer field, walking paths, prayer garden, and an amphitheater. Although it is private land, Hoffmantown Baptist Church allows public access to this park. The large portion of the property to the west of the existing church buildings and recreation facilities has never been developed, remains vacant, and is the subject of this request.

As previously mentioned, the current zoning of the subject site is MX-L, which also applies to the larger church property to the east and the Albuquerque Academy property at the northwest corner of Academy Road and Ventura Street. From 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.” This zoning was established for these properties upon adoption of the IDO based on previous zoning designations and allowable uses, including but not limited to neighborhood commercial, church and related facilities, and senior living facility with on-premises alcohol consumption (see Figure 3).

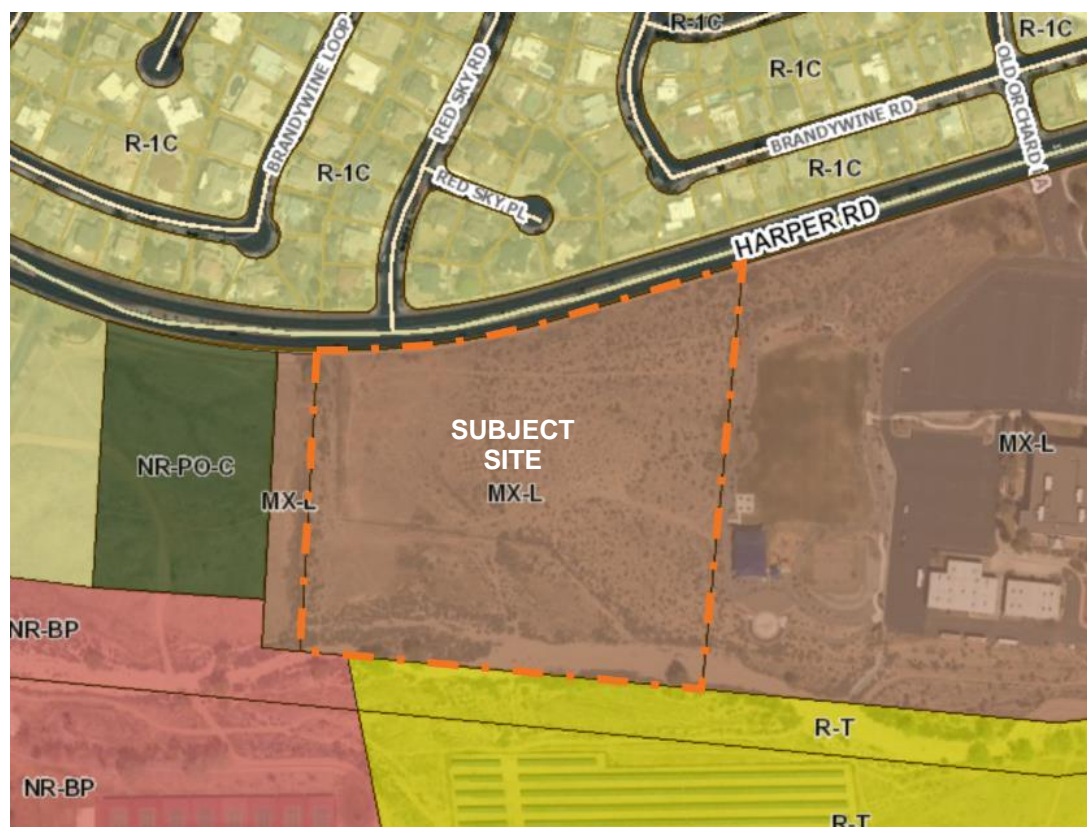


Figure 3. Existing Zoning (area of zone change bounded in orange).

TABLE 1. Surrounding Zoning & Land Use

NORTH	R-1C	Single-family residential
EAST	MX-L	Religious Institution and private part
SOUTH	R-T and NR-BP	Albuquerque Academy campus, solar energy facility, and vacant open space
WEST	NR-PO-C and R-1A	Vacant land

Summary of Request

The Applicant is requesting a Zoning Map Amendment – Council to R-1C: Single-family Residential (Large Lot) for the subject property. The requested R-1C zone will allow for development of this underutilized property with a new subdivision with approximately 39 lots, which will provide much needed additional housing in the Albuquerque area. Due to the size of the property (over 10 acres) and designation as an Area of Consistency, the Albuquerque City Council will be the final decision-making body for this request following a hearing and recommendation by the Environmental Planning Commission (EPC).

The proposed R-1C zoning is a downzone from the existing MX-L and matches the zoning of the Cherry Hills neighborhood to the north. As shown in this justification letter, the Applicant believes that the proposed change to the R-1C zone is more advantageous to the community and support has been expressed by Cherry Hills for this change. This request is supported by Comprehensive Plan goals and policies, is justified, and meets the requirements for a Zoning Map Amendment – Council per IDO Section 14-16-6-7(H) as described below.

ZONING MAP AMENDMENT JUSTIFICATION

This request for a Zoning Map Amendment complies with the criteria outlined in Section 14-16-6-7(H)(3) of the Integrated Development Ordinance (IDO) as follows:

CRITERION 6-7(H)(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's Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of the applicable Comprehensive Plan goals and policies, as follows:

Comprehensive Plan Policies:

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

Applicant Response: The requested downzone to R-1C will limit the number of new uses for development of the site and promote the development of a quality single-family subdivision that will help preserve the low-density nature of the surrounding neighborhoods with similar lot sizes and setbacks.

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.

Applicant Response: The request furthers this policy because a downzone will reinforce the low intensity scale and character of the surrounding area, which is mostly single-family residential and institutional land uses. The proposed R-1C zone matches the zoning and general lot sizes within the Cherry Hills neighborhood across Harper Road to the north, which will create a cohesive development pattern, lot size, setbacks, and building heights.

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

Applicant Response: The requested zoning map amendment furthers this goal by providing needed new housing on an underutilized site, which will allow for more places for people to live. The new neighborhood will be conveniently accessible to the Albuquerque Academy and other nearby schools, as well as several activity centers where residents will be able to work, learn, shop, and play together.

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

Applicant Response: The project furthers this policy by providing new housing in an appropriate location that is conveniently accessible to a variety of institutional, educational, and retail commercial uses within nearby Activity Centers and shopping centers.

Sub-policy c): Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns.

Applicant Response: This sub-policy is furthered because the proposed R-1C zone district will establish development standards consistent with the long-established Cherry Hills neighborhood to the north of the subject site, including lot sizes, setbacks, and two-story building heights.

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

Applicant Response: Sub-policy h is furthered because the zone change will facilitate development of an underutilized site with development that is compatible with the surrounding area, including the Cherry Hills neighborhood, with larger lot single-family residential uses. The development standards associated with the proposed zoning will ensure future home construction is compatible in form and scale to the immediately surrounding area through setbacks and building height requirements.

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

Applicant Response: The request furthers Sub-policy n by allowing new development and different uses to build on a vacant, long underutilized property. Despite several previous attempts to spur development of this vacant parcel over the last several years, none has materialized to date. Allowing for development of the proposed single-family subdivision will encourage more productive use of this vacant lot.

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 zone change will further Goal 5.3 by maximizing use of existing infrastructure along Harper Road NE. The project will be an efficient use of land uniquely situated between two existing institutional uses and will provide good synergy with its neighbors and compatible with the approved townhouse and multi-family land uses on the Albuquerque Academy property.

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

Applicant Response: The zone change will further Policy 5.3.1 by supporting the development of the site, which is surrounded on three sides by other development and with access to existing infrastructure, including water and sewer. Harper Road is developed with a full cross-section and includes median breaks and turn bays that can be utilized by this subdivision for access. Cherry Hills Library is located to the west of the subject site at the intersection of Harper Road and Barstow Street. Hubert Humphrey Elementary School, located south of Academy Road and east of Layton Avenue, is the closest elementary school.

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

Applicant Response: The request is located within the City of Albuquerque and an Area of Consistency. The proposed change from MX-L to R-1C reinforces the character and intensity of the surrounding area, which includes predominantly low-density single-family residential and institutional land uses.

Policy 5.6.2 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 request furthers this policy by enhancing the character of the area surrounding the subject site across the street from an existing single-family neighborhood and located outside of any designated Centers and Corridors.

Sub-policy b): Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

Applicant Response: The request furthers this sub-policy by utilizing the same R-1C zone district as found in the Cherry Hills neighborhood to the north. Using the same zoning designation results in the same scale, setbacks, building height limits, and other development standards as found in the surrounding context.

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



Applicant Response: The requested downzone to R-1C furthers this policy by maintaining and enhancing the character of the surrounding area that is predominantly other single-family residential and institutional land uses. It responds to the suburban context and large lot development pattern found in the Cherry Hills neighborhood.

Based on the responses to these goals and policies, the request satisfies the requirements of Criterion A by providing additional housing that is compatible with the surrounding context and other single-family residential uses within the Cherry Hills neighborhood. The proposed project will be a good neighbor to the adjacent institutional uses of Hoffmantown Baptist Church and the Albuquerque Academy.

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

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

Applicant Response: The zone change will reinforce the character of the area and will not permit development significantly different than the established character by changing the zoning to R-1C, which matches the existing zoning to the north of the subject site within the Cherry Hills neighborhood. Beyond the immediate Cherry Hills neighborhood, the area surrounding the Albuquerque Academy includes a significant amount of other single-family residential, most of which is larger lots with R-1C and R-1D zoning like what is proposed by this request. Additionally, other low-density residential zones are located adjacent to the subject site with R-1A to the west and R-T to the south. Lastly, while the zoning to the east is MX-L and to the southwest is NR-BP, these properties are developed with the Hoffmantown Church and Albuquerque Academy campuses. These institutional uses are complementary to the proposed low-density residential neighborhood that will be developed if this request is approved. The proposed R-1C zoning will allow for similarly sized lots, setbacks, and building heights as the existing developed homes nearby, other low-density zone districts that will be developed in the future, and the suburban nature of the adjacent institutional campuses thus strengthening the established character of the surrounding Area of Consistency.

In addition, the proposed zone change meets criterion #3 by being more advantageous to the community as articulated by the ABC Comp Plan (*described in detail earlier in this justification letter*). The zone change will allow for needed housing development on the east side that reinforces and

strengthens the character of the surrounding area. The new homes for the subdivision will be conveniently located near several different Activity Centers that will provide a variety of convenience and destination shopping options for new residents. The request will encourage infill development of a vacant, underutilized property that will take full advantage of existing utilities and infrastructure in the vicinity.

CRITERION 6-7(H)(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's Response: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.

CRITERION 6-7(H)(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's Response: None of the permissive uses in the R-1C zone will be harmful to the adjacent property, neighborhood, or community. The table on the following page provides a comparison of the MX-L zones and R-1C zones. The proposed downzone will eliminate nearly all non-residential uses for the property, thus eliminating any uses that could be considered harmful to the adjacent properties, neighborhood, or community. Some of the few that remain are also changed to Conditional Uses that require review and approval through a public hearing process with the Zoning Hearing Examiner. It is worth noting that the previous approvals for this property limited development to a religious institution, and more recently senior housing, which are not particularly impactful. However, upon adoption of the IDO, the MX-L zoning conversion introduced additional uses that could be considered harmful in this location, including restaurants, bars (conditionally), car wash, gas stations (conditionally), and drive-through facilities. The proposed downzone to R-1C will eliminate most of these uses that were introduced with the conversion to the MX-L district.

IDO Zoning Comparison: MX-L vs. R-1C		
Use	MX-L	R-1C
Dwelling, single-family detached	-	P
Dwelling, cluster, and cottage development	-	P
Dwelling, two-family detached (duplex)	-	P
Dwelling, townhouse, multi-family, and live work	P	-
Group Living Category (except Community residential facility, small, which remains permissive)	P	-
Adult or child day care facility	P	-
Elementary or middle school; High school	P	C
Museum	P	-
Sports field	C	-
University or college; vocational school	C/P	-
Kennel; Veterinary hospital or other pet services	C/P	-
Bar & Tap room or tasting room	C	-
Health club or gym	P	-

Restaurant or Mobile food truck court	P	-
Bed and breakfast	-	CA
Hotel or motel	P	-
Car wash	P	-
Light vehicle fueling station & sales and rental	C	-
Light vehicle repair	P	-
Bank	P	-
Club or event facility	P	-
Commercial services	P	-
Medical or dental clinic	P	-
Mortuary	C	-
Office or Personal and business services, small	P	-
Research or testing facility	P	-
Self-storage	C	-
Art gallery	P	CV
Bakery goods or confectionary shop	P	-
General retail, small; Cannabis retail; Farmer's market; and Grocery store	P	-
Liquor and Nicotine retail	A	-
Pawn shop	C	-
Artisan manufacturing	P	-
Cannabis cultivation and Cannabis-derived products manufacturing	P	-
Drive-through or drive-up facility	A	-

CRITERION 6-7(H)(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's Response: This request meets both Criterion 1 and 3. There are existing infrastructure improvements in the vicinity that have been installed by the City or other developers that will be available to serve the development made possible by this zone change, including but not limited to utilities and a full cross section of Harper Road with median breaks and turn lanes. Any additional infrastructure improvements that are necessary due to development of the subject site by this Applicant will be provided as a part of that development and an Infrastructure Improvement Agreement tied to the future subdivision of land application and review process.



CRITERION 6-7(H)(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's Response: The justification is not completely based on the property's location on a major street, rather it is based on being more advantageous to the community while reinforcing and strengthening the character of the surrounding Cherry Hills neighborhood. The subject site's location on a minor arterial does not provide any advantage to this Applicant, although it will provide easy and convenient access to jobs, shopping, and educational options for future residents, thereby furthering the goals and policies of the Comprehensive Plan.

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

Applicant's Response: The cost of land or other economic considerations are not the determining factor for this zone change request. The requested zone change is justified based on being more advantageous to the community as articulated by the Comprehensive Plan and strengthening the character of the surrounding area, as was described in detail in the Applicant's responses to Criterion A and Criterion B. The subject site has long been underutilized and mostly vacant. Rather than relying on economic arguments, the Applicant is proposing a change that also promotes more housing options on the east side of the city that will fulfill the Comprehensive Plan's vision for a more vibrant, healthy, and sustainable community through infill development in an Area of Consistency.

CRITERION 6-7(H)(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's Response: The area of the requested zone change is over 14 acres in size and matches the existing zoning to the north within the Cherry Hills neighborhood, so it cannot be considered a spot zone. The request clearly facilitates realization of the Comprehensive Plan goals and policies related to appropriate scale and uses; housing options; and development in Areas of Consistency.

NEIGHBORHOOD COORDINATION

The Applicant notified the Cherry Hills Civic Association and District 4 Coalition about this request on August 11, 2021. The President and members of the Cherry Hills Civic Association asked several questions about the future development of the property, types of homes, access, and exterior wall design, but no meeting was requested, and support was expressed for this zone change.

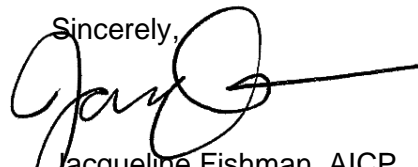


CONCLUSION

The request for a Zoning Map Amendment from MX-L to R-1C provides for additional housing options in the northeast part of Albuquerque. It is justified by being more advantageous to the community by furthering the goals and policies of the Comprehensive Plan, as described in the justification, and by reinforcing and strengthening the character of the surrounding area and Cherry Hills neighborhood. As a downzone, it will not be harmful to surrounding properties, the neighborhood, or the community because it eliminates most of the non-residential uses from future development proposals and adds low density residential like what is found in the immediately surrounding area.

On behalf of Pulte Homes, we respectfully request that the Environmental Planning Commission recommend approval of this request to the City Council.

Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Principal

STAFF INFORMATION

September 20, 2021

TO: Jacqueline Fishman, Consensus Planning
FROM: Leroy Duarte, Staff Planner
City of Albuquerque Planning Department
TEL: (505) 924-3452
RE: Project #2018-001560, Pulte Group Zone Map Amendment

I am the Staff Planner reviewing your application for project #2018-001560, a zone map amendment (zone change) for the subject site located on Harper Rd. NE, between Barstow St. NE, and Ventura St. NE. The zone change is from MX-L to R-1C 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 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 September 27, 2021.

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

1) Introduction:

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you as soon as I can.

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 October is scheduled for the 21st. Final staff reports will be available one week prior to the hearing.

- D. Agency comments will be distributed around early October. I will email you a copy of the comments (if any are provided) and will forward any late ones to you.

3) Notification:

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. Have any meetings occurred about the proposed project? Please tell me about them and provide documentation for the record (emails, notes, etc.).
- B. Please provide emails that were exchanged between Neighborhood Associations and Consensus.

4) Neighborhood Issues:

- A. Do you anticipate that a facilitated meeting will be requested?
- B. Are you aware of any neighborhood concerns so far? As of this writing, no one has contacted me.

5) Project Letter & Major Amendment:

- A. Please consider removing policies I have found to either be conflicting or irrelevant to the case.
- B. Policy 5.2.1 Land Uses: Sub-policy d: Housing options will not be broadened, subdivisions tend to be similar and are priced accordingly- does not really offer a range of income and lifestyles.
- C. Goal 9.1 Supply: Although housing will be supplied, again a variety in price levels is hard to accomplish with a subdivision of only 39 homes.
- D. Goal 9.2 Sustainable Design: The request is for a Zone Map Amendment and not a site plan, no design work is being proposed.
- E. Criterion 6-7(H)(3)(b): Please describe surrounding area and its context, not just the zoning to the north.

NOTIFICATION

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 99999 Harper Road NE Neighborhood Meeting Inquiry
Date: Friday, July 30, 2021 2:08:10 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
Zone Atlas E 20 14 Acre.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	Phone
Cherry Hills Civic Association	Rob	MacIvor	rmacivor2@comcast.net	6904 Red Sky Road NE	Albuquerque	NM	87111	5055069845	
Cherry Hills Civic Association	Ellen	Dueweke	edueweke@juno.com	8409 Cherry Hills Road NE	Albuquerque	NM	87111	5055731537	5058581863
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: Friday, July 30, 2021 9:19 AM
To: Office of Neighborhood Coordination <vos@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

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A-2, Hoffmantown Baptist Church Site

Physical address of subject site:

99999 Harper Road NE

Subject site cross streets:

Harper Road and Ventura Street

Other subject site identifiers:

South of Harper and west of Ventura

This site is located on the following zone atlas page:

E-20

From: [Jackie Fishman](#)
To: rmacivor2@comcast.net; edueweke@juno.com; dlreganabq@gmail.com; mgriffie@norest.org
Subject: Pre-application Notification
Date: Wednesday, August 11, 2021 3:32:11 PM
Attachments: [Hoffmantown Neighborhood Meeting Information.pdf](#)

Dear Neighbors,

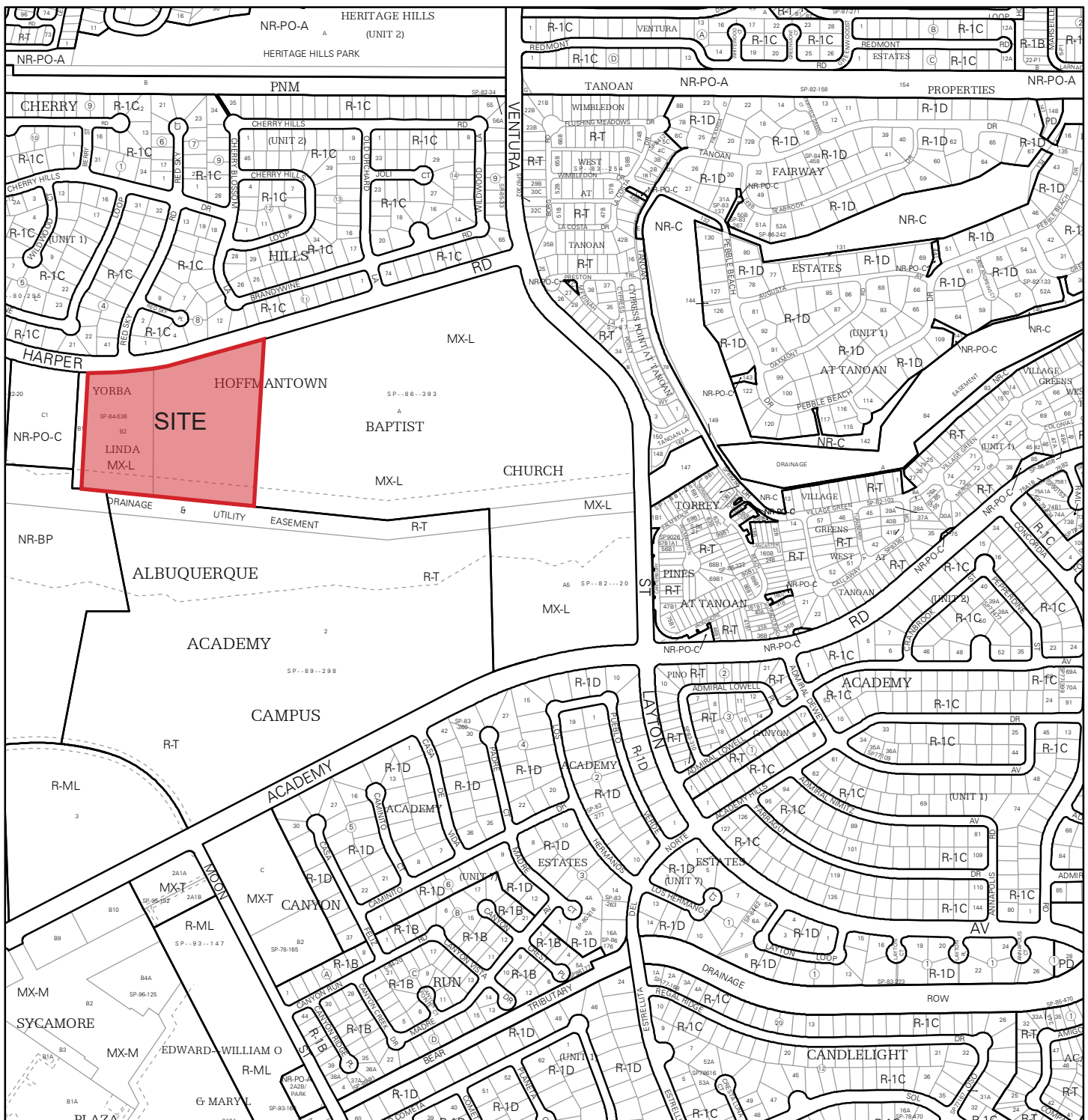
This email is notification that Consensus Planning is preparing an application for a Zoning Map Amendment that will be submitted to the Environmental Planning Commission for recommendation to the Albuquerque City Council on behalf of Pulte Homes and Hoffmantown Baptist Church. Per the IDO, zoning map amendments for properties that are within Areas of Consistency and over 10 acres in size are determined by the City Council. The subject site is located on the south side of Harper Road NE between Barstow Street and Ventura Street, and legally described as Tract A-2, Hoffmantown Baptist Church Site containing 14.071 acres.

The Applicant is proposing to change the zoning of the property from MX-L: Mixed-use Low Intensity to R-1C: Residential Single-family (Large Lot). A conceptual lot layout is provided in the attached neighborhood meeting information packet. Due to the size of the property and designation as an Area of Consistency in the 2017 Albuquerque/Bernalillo County Comprehensive Plan, the final decision on this request will be made by the City Council after a review and recommendation by the Environmental Planning Commission.

As part of the IDO requirements, we are providing you an opportunity to discuss the Zoning Map Amendment 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 by the close of business on August 26, 2021. Additional information required by the City of Albuquerque is attached to this email.

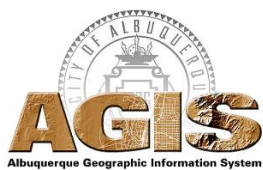
Sincerely,

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

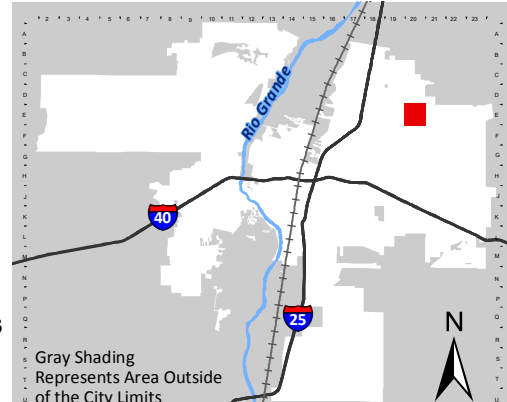


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
E-20-Z

- Easement
- 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
- Escarpment

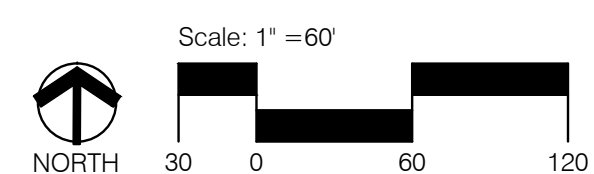
Feet
0 250 500 1,000



Sign Concept

HOFFMANTOWN ESTATES

CONCEPTUAL SITE PLAN



**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 - Council

Decision-making Body: City Council

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: 99999 Harper Road NE (Tract A-2, Plat of Hoffmantown Baptist Church Site)

Name of property owner: Hoffmantown Baptist Church

Name of applicant: Pulte Homes (Agent: Consensus Planning, Inc.)

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

Address, phone number, or website for additional information:

Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.

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. N/A

☒ 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) August 11, 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.

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

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

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 99999 Harper Road NE Neighborhood Meeting Inquiry
Date: Friday, July 30, 2021 2:08:10 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
Zone Atlas E 20 14 Acre.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	Phone
Cherry Hills Civic Association	Rob	MacIvor	rmacivor2@comcast.net	6904 Red Sky Road NE	Albuquerque	NM	87111	5055069845	
Cherry Hills Civic Association	Ellen	Dueweke	edueweke@juno.com	8409 Cherry Hills Road NE	Albuquerque	NM	87111	5055731537	5058581863
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: Friday, July 30, 2021 9:19 AM
To: Office of Neighborhood Coordination <vos@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

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A-2, Hoffmantown Baptist Church Site

Physical address of subject site:

99999 Harper Road NE

Subject site cross streets:

Harper Road and Ventura Street

Other subject site identifiers:

South of Harper and west of Ventura

This site is located on the following zone atlas page:

E-20

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

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

Date of Request*: August 11, 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)*: Cherry Hills Civic Association and District 4 Coalition

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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

Email address to respond yes or no: 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* 99999 Harper Road NE (Tract A-2, Hoffmantown Baptist Church Site)
Location Description South side of Harper between Barstow St. and Ventura St.
2. Property Owner* Hoffmantown Baptist Church
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Pulte Homes
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*}:

Zoning Map Amendment from MX-L to R-1C.

5. This type of application will be decided by^{*}: ☐ City Staff

OR at a public meeting or hearing by:

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
- ☒ City Council

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

Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.

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

1. Zone Atlas Page(s)^{*5} E-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

No deviations, variances, or waivers are anticipated with the Zoning Map
Amendment request.

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] 14.071 acres
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

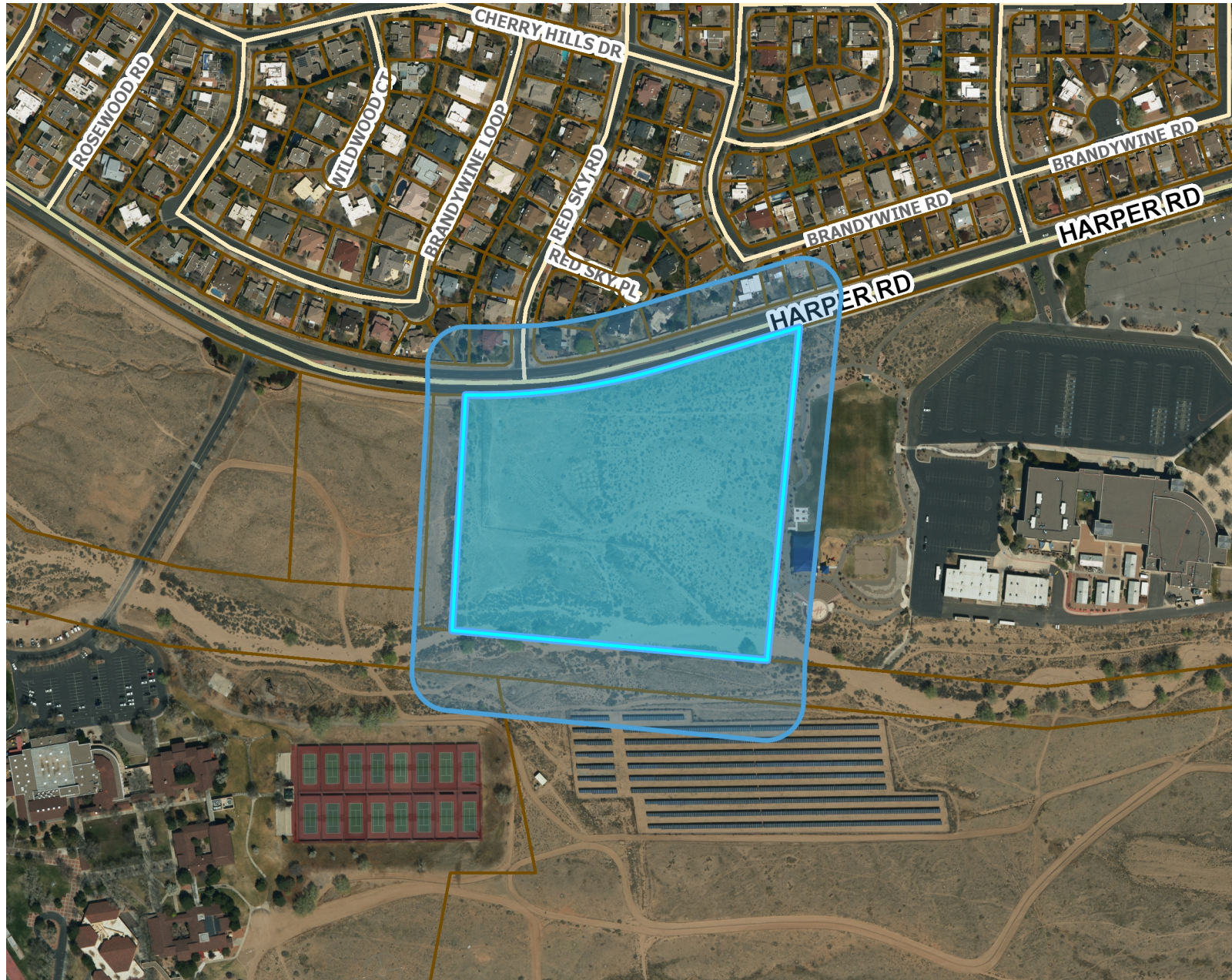
Cc: Cherry Hills Civic Association [Other Neighborhood Associations, if any]

District 4 Coalition

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



Hoffmantown 100-foot Buffer Map



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning 9/9/21

780 0 390 780 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/9/2021 © City of Albuquerque

1: 4,677

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
102006213820630410	ALBUQUERQUE ACADEMY ALBUQUERQUE ACADEMY	6400 WYOMING BLVD NE	ALBUQUERQUE NM 87109	N/A	ALBUQUERQUE NM 87111	TRACT 2 PLAT OF TRS 1, 2, 3 & 4 ALBUQUERQ	56.73
102006201634720960	ALBUQUERQUE ACADEMY INC ALBUQUERQUE ACADEMY	6400 WYOMING BLVD NE	ALBUQUERQUE NM 87109	N/A	ALBUQUERQUE NM 87111	TR C-1 ALBUQUERQUE ACADEMY CAMPUS BI	5
102006213740120425	BELLUM REBEKAH C & BELLUM ANNA	8612 BRANDYWINE RD NE	ALBUQUERQUE NM 87111-1037	8612 BRANDYWINE NE	ALBUQUERQUE NM 87111	* 008 011CHERRY HILLS UNIT # 2 ADDN	0.1791
102006203833920956	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	N/A	ALBUQUERQUE NM 87111	TRACT B-1 REPLAT OF TR B YORBA LINDA SUE	0.7203
102006203138120304	DUPY DWIGHT D & LINDA A TRUSTEES DUPT FAMILY TR	6832 BRANDYWINE LP NE	ALBUQUERQUE NM 87111	6832 BRANDYWINE LP NE	ALBUQUERQUE NM 87111	*21 4 CHERRY HILLS UNIT #1 ADD	0.264
102006207038320401	GAUTREAUX DOUGLAS D & MARY L	6800 RED SKY RD NE	ALBUQUERQUE NM 87111-1014	6800 RED SKY RD NE	ALBUQUERQUE NM 87111	*1 8 CHERRY HILLS UNIT #1 ADD	0.3512
102006211839520422	HALL THOMAS G & SUSAN C	8600 BRANDYWINE RD NE	ALBUQUERQUE NM 87111-1037	8600 BRANDYWINE RD NE	ALBUQUERQUE NM 87111	* 011 011CHERRY HILLS UNIT # 2 ADDN	0.1837
102006208633520951	HOFFMANTOWN BAPTIST CHURCH	8888 HARPER DR NE	ALBUQUERQUE NM 87111-1000	HARPER DR NE	ALBUQUERQUE NM 87111	TR A-2 PLAT OF TRACTS A-1 AND A-2 HOFFM/	14.071
102006222234620950	HOFFMANTOWN BAPTIST CHURCH	8888 HARPER DR NE	ALBUQUERQUE NM 87111-1000	8888 HARPER DR NE	ALBUQUERQUE NM 87111	TR A-1 PLAT OF TRACTS A-1 AND A-2 HOFFM/	45.7544
102006209640220406	KOLLER MICHAEL M & PAULA H	8509 RED SKY PL NE	ALBUQUERQUE NM 87111-1047	8509 RED SKY PL NE	ALBUQUERQUE NM 87111	*6 8 CHERRY HILLS UNIT #1 ADD	0.2686
102006208438820404	KROETER JAY G & TERRY GOMEZ	8508 RED SKY PL NE	ALBUQUERQUE NM 87111-1048	8508 RED SKY PL NE	ALBUQUERQUE NM 87111	*4 8 CHERRY HILLS UNIT #1 ADD	0.3547
102006205039020323	MEECH CHRISTOPHER L & HARDWAY BRANA L	6805 RED SKY RD NE	ALBUQUERQUE NM 87111-1015	6805 RED SKY RD NE	ALBUQUERQUE NM 87111	*40 4 CHERRY HILLS UNIT #1 ADD	0.2342
102006212339820423	NEMETH CHARLES L & GLORIA E C/O REVERSE MORTGAGE DI	8604 BRANDYWINE RD NE	ALBUQUERQUE NM 87111	8604 BRANDYWINE RD NE	ALBUQUERQUE NM 87111	* 010 011CHERRY HILLS UNIT ADDN UNIT #2	0.1928
102006204938120324	PIEPER PAUL E & KAREN S	6801 RED SKY RD NE	ALBUQUERQUE NM 87111-1015	6801 RED SKY RD NE	ALBUQUERQUE NM 87111	*41 4 CHERRY HILLS UNIT #1 ADD	0.2561
102006203938720305	PIERRE BRIAN J & GREENWALD REBECCA R	6900 BRANDYWINE LP NE	ALBUQUERQUE NM 87111-1065	6900 BRANDYWINE LP NE	ALBUQUERQUE NM 87111	*22 4 CHERRY HILLS UNIT #1 ADD	0.3214
102006206839720402	ROLDAN CARLOS A & PATRICIA H TRUSTEES ROLDAN TRUST	8500 RED SKY PL NE	ALBUQUERQUE NM 87111-1048	8500 RED SKY PL NE	ALBUQUERQUE NM 87111	*2 8 CHERRY HILLS UNIT #1 ADD	0.2996
102006209739120405	TEEL JOHN M & MARGOT L	8512 RED SKY PL NE	ALBUQUERQUE NM 87111-1048	8512 RED SKY PL NE	ALBUQUERQUE NM 87111	*5 8 CHERRY HILLS UNIT #1 ADD	0.3444
102006210939220421	TRUONG DAVID THAI SON & MINH-THUY NGUYEN BUI	6801 CHERRY BLOSSOM LN NE	ALBUQUERQUE NM 87111-1043	6801 CHERRY BLOSSOM LN NE	ALBUQUERQUE NM 87111	* 012 011CHERRY HILLS UNIT # 2 ADDN	0.2913
102006213040020424	ULRICH MARJORIE E	8608 BRANDYWINE RD NE	ALBUQUERQUE NM 87111-1037	8608 BRANDYWINE NE	ALBUQUERQUE NM 87111	* 009 011CHERRY HILLS UNIT # 2 ADDN	0.2709
101906238226840138	VILLAGE OF LOS RANCHOS DE ALBUQUERQUE	6718 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	N/A	ALBUQUERQUE NM 87111	TRACT 1A PLAT OF TRACT 1A ALBUQUERQUE	146
102006207739520403	YOUNG CHARLENE G & SANCHUN JORGE A CISNEROS	8504 RED SKY PL NE	ALBUQUERQUE NM 87111-1048	8504 RED SKY PL NE	ALBUQUERQUE NM 87111	*3 8 CHERRY HILLS UNIT #1 ADD	0.2704

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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 - Council

Decision-making Body: City Council

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: 99999 Harper Road NE (Tract A-2, Plat of Hoffmantown Baptist Church Site)

Name of property owner: Hoffmantown Baptist Church

Name of applicant: Pulte Homes (Agent: Consensus Planning, Inc.)

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

None requested by Neighborhood Associations.

Address, phone number, or website for additional information:

Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.

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 9, 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.

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PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

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

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

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice*: September 9, 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* 99999 Harper Road NE (Tract A-2, Hoffmantown Baptist Church Site)
Location Description South side of Harper between Barstow St. and Ventura St.
2. Property Owner* Hoffmantown Baptist Church
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Pulte Homes
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request¹*: _____

Zoning Map Amendment from MX-L to R-1C

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

☐ Environmental Planning Commission (EPC)

☒ City Council

This application will be first reviewed and recommended by:

☒ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: October 21, 2021, 8:30 A.M.

Location*²: Online hearing via Zoom unless otherwise noted by the EPC.

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

² Physical address or Zoom link

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

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 found³:

Please contact Jackie Fishman, Principal, Consensus Planning, Inc., fishman@consensusplanning.com or 505 764-9801

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

1. Zone Atlas Page(s)⁴ E-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

No deviations, variances, or waivers are anticipated with the Zoning Map Amendment request.

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:

None requested by Neighborhood Associations.

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.]

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 14.071 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: For Zoning Map Amendment – EPC only, 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 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>

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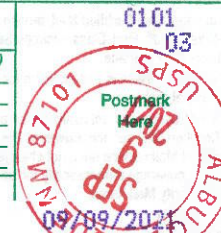
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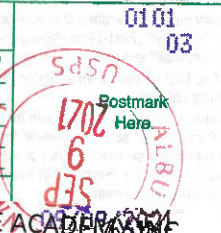
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ROLDAN TRUST

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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VILLAGE OF LOS RANCHOS DE
ALBUQUERQUE
6718 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0000 8531 5178



From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 99999 Harper Road NE Public Notice Inquiry
Date: Thursday, September 9, 2021 9:40:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[IDOZoneAtlasPage_E-20-Z_Site.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	Phone
Cherry Hills Civic Association	Ellen	Dueweke	edueweke@juno.com	8409 Cherry Hills Road NE	Albuquerque	NM	87111	5055731537	5058581863
Cherry Hills Civic Association	Rob	MacIvor	rmacivor2@comcast.net	6904 Red Sky Road NE	Albuquerque	NM	87111	5055069845	
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: Thursday, September 09, 2021 5:27 AM

To: Office of Neighborhood Coordination <vos@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

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A-2, Hoffmantown Baptist Church Site

Physical address of subject site:

99999 Harper Road NE

Subject site cross streets:

Harper Road and Ventura Street

Other subject site identifiers:

This site is located on the following zone atlas page:

E-20

From: [Jackie Fishman](#)
To: edueweke@juno.com; rmacivor2@comcast.net; dlreganabq@gmail.com; mgriffie@noreste.org
Cc: [Michael Vos](#)
Subject: Application Notification - Hoffmantown Baptist Church Site
Date: Thursday, September 9, 2021 11:51:03 AM
Attachments: [NA Emailed Public Notice Information Packet.pdf](#)

Dear Neighbors,

This is a notification that Consensus Planning is has submitted an application for a Zoning Map Amendment – Council for Tract A-2, Hoffmantown Baptist Church Site located on the south side of Harper Road NE between Barstow Street and Ventura Street. The Applicant, Pulte Homes, is requesting a downzone from MX-L to R-1C to allow for development of the property with a single-family residential subdivision. More information about the property and request can be found in the attached City forms.

Per the IDO, this amendment will need to be reviewed and approved by the City Council due to its size (over 10 acres) and location in an Area of Consistency. The request will first be heard and recommended by the Environmental Planning Commission (EPC). The EPC hearing for this amendment will take place on **October 21, 2021 at 8:30 AM**. Information about the agenda for that meeting can be found on the EPC website [here](#). Additionally, the zoom information for the meeting is included below:

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

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 - Council

Decision-making Body: City Council

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: 99999 Harper Road NE (Tract A-2, Plat of Hoffmantown Baptist Church Site)

Name of property owner: Hoffmantown Baptist Church

Name of applicant: Pulte Homes (Agent: Consensus Planning, Inc.)

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

None requested by Neighborhood Associations.

Address, phone number, or website for additional information:

Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.

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 9, 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.

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

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

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

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: September 9, 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:

Neighborhood Association (NA)*: See attached

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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

1. Subject Property Address* 99999 Harper Road NE (Tract A-2, Hoffmantown Baptist Church Site)
Location Description South side of Harper between Barstow St. and Ventura St.
2. Property Owner* Hoffmantown Baptist Church
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Pulte Homes
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request²*:

Zoning Map Amendment from MX-L to R-1C

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

☐ Environmental Planning Commission (EPC)

☒ City Council

This application will be first reviewed and recommended by:

☒ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

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.]

Date/Time*: October 21, 2021, 8:30 A.M.

Location*³: Online meeting via Zoom unless otherwise noted by the EPC.

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:

Please contact Jackie Fishman, Principal, Consensus Planning, Inc., fishman@consensusplanning.com or 505 764-9801.

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

1. Zone Atlas Page(s)*⁵ E-20-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

No deviations, variances, or waivers are anticipated with the Zoning Map
Amendment request.

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:

None requested by Neighborhood Associations.

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.]

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 14.071 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

NOTE: For Zoning Map Amendment – EPC only, 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 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://tinurl.com/idozoningmap>

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 99999 Harper Road NE Public Notice Inquiry
Date: Thursday, September 9, 2021 9:40:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[IDOZoneAtlasPage_E-20-Z_Site.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	Phone
Cherry Hills Civic Association	Ellen	Dueweke	edueweke@juno.com	8409 Cherry Hills Road NE	Albuquerque	NM	87111	5055731537	5058581863
Cherry Hills Civic Association	Rob	MacIvor	rmacivor2@comcast.net	6904 Red Sky Road NE	Albuquerque	NM	87111	5055069845	
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: Thursday, September 09, 2021 5:27 AM

To: Office of Neighborhood Coordination <vos@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

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A-2, Hoffmantown Baptist Church Site

Physical address of subject site:

99999 Harper Road NE

Subject site cross streets:

Harper Road and Ventura Street

Other subject site identifiers:

This site is located on the following zone atlas page:

E-20

LETTERS

From: [Jackie Fishman](#)
To: [Duarte, Leroy D.](#)
Cc: [Michael Vos](#)
Subject: FW: 99999 Harper Road NE Information
Date: Sunday, September 26, 2021 12:04:40 PM
Attachments: [ZMA Criteria.pdf](#)

Leroy – here's the email string between Rebekah Bellum and I mostly regarding the subdivision design.

Jacqueline Fishman, AICP

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

From: Jackie Fishman
Sent: Friday, September 24, 2021 11:03 AM
To: Rebekah B <rcbellum@gmail.com>
Subject: RE: 99999 Harper Road NE Information

Rebekah –

Zone changes are determined based on IDO criteria, which I've attached.

From Cherry Hills perspective, they vehemently opposed and appealed the approval for the previous senior living community project, which I also worked on. The advantage to them is that they will have neighbors just like themselves and a development that includes new houses that are equal to or nicer than their houses. The building height will be limited to the typical residential height of 26 feet, though its unlikely that all of these houses will be two story.

Jacqueline Fishman, AICP

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

From: Rebekah B <rcbellum@gmail.com>
Sent: Thursday, September 23, 2021 2:53 PM
To: Jackie Fishman <fishman@consensusplanning.com>
Subject: Re: 99999 Harper Road NE Information

Hi Jackie,

Yes. Let's schedule a call please.

I understand that you are only asking for a zone change, but all of my concerns are related to what

will happen if a zone change is granted. The question of what are the advantages to the community that Pulte Homes is proposing will be accomplished by this change is central to why a zone change would be granted, right?

Thanks,
Rebekah



Virus-free. www.avast.com

On Mon, Sep 20, 2021 at 4:20 PM Jackie Fishman <fishman@consensusplanning.com> wrote:

Sorry I didn't get back to you sooner. We are only asking for the zone change at this point. The subdivision has not been designed; what I sent was simply a conceptual layout with relatively large lots.

Pulte is the contract purchaser. If the done zone doesn't get approved, Pulte will not buy the land and it will remain MX-L. There is currently an approved site plan for the previously approved senior living community, which Cherry Hills opposed.

I am happy to schedule a call to go through some of your questions.

Jacqueline Fishman, AICP

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

From: Rebekah B <rcbellum@gmail.com>
Sent: Tuesday, September 14, 2021 3:00 PM
To: Jackie Fishman <fishman@consensusplanning.com>
Subject: Re: 99999 Harper Road NE Information

Hi Jackie,
Thank you. I think a chat would be helpful.

My main concerns and questions are:

- how are they planning to treat the north edge of their property? Will they have a "green/landscaped space that provides a buffer to the street? It looks like they are proposing to plant street trees along Harper. What further plans do they have?
- The loop around the Academy, which passes through this area, is one of the (if not the) most heavily used running and walking trails in the northeast part of the City. Will the proposed plan be removing some of the width of that trail, or narrowing it? Is Pulte considering the continued use of this trail in their planning?
- Have they done any research into traffic patterns, and how this change in development will affect traffic? I see that only 1 new curb cut is proposed to be required? Will there be changes in

medians? This site is directly adjacent to one of the vehicular access points to the Academy. Will the placement of such a large residential development pose a negative effect for students, parents, teachers, etc?

- Are they proposing 2 story houses? 1 story houses? A mix?
- How tall is the proposed wall along the street edge? How tall is the proposed wall along the Hoffmantown pocket park?
- Though owned by Hoffmantown, this property historically has formed, in use and character, part of the open space that makes up the Academy property. This open space has been used and enjoyed widely by residents of Albuquerque. It has small foot trails running through it, and lots of native vegetation. Will the plan proposed by Pulte include any measures to capture some of the character of the open space? Will the landscape plan improve the pedestrian pathway through the site, along Harper?
- What are the advantages to the community that Pulte Homes is proposing will be accomplished by this change?
- What are their reasons for wanting to develop this site in a way that is currently not permitted by the zoning assigned it in the IDO?
- Is Pulte's purchase of this site dependent on whether or not it passes through EPC and City Council?

Thanks for your time,
Rebekah

On Tue, Sep 14, 2021 at 2:09 PM Jackie Fishman <fishman@consensusplanning.com> wrote:

Hi Rebekah –

Pulte is looking to develop a single family subdivision. I had previously been involved with the senior living project that ended up not happening. I've attached a conceptual layout showing 39 lots. Let me know if you want to chat.

Thanks,

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

From: Rebekah B <rcbellum@gmail.com>
Sent: Tuesday, September 14, 2021 1:42 PM
To: Jackie Fishman <fishman@consensusplanning.com>
Subject: 99999 Harper Road NE Information

Good afternoon Jackie,
My sister and I received a certified letter regarding a proposed IDO zoning change from MX-L to R-1C for the property listed above. This property is immediately behind our house, and I am

interested in finding out more information about what is being proposed by Pulte Homes.

I am an architect, and we (CSR) have worked with Consensus Planning on previous projects, and are working with you all currently on the Tijeras Biozone project. So, I know Jim and Chris and several other people in your office. And, I don't want to be a pain (or a red shirt lady - you can ask Jim about that), but I do want to know more information, since this proposed change will impact me.

I looked on the CABQ website, and was unable to find any additional information. It looks like the information will not be posted to the website until 10/14/21. And, since that is past the deadline to request a facilitated meeting, I wanted to see the information prior, to make sure I don't have any issues or questions. Are there site plans or other drawings available?

Thanks so much,
Rebekah Bellum

From: [Jackie Fishman](#)
To: [Duarte, Leroy D.](#)
Cc: [Michael Vos](#)
Subject: FW: Pre-application Notification
Date: Sunday, September 26, 2021 11:59:19 AM

Leroy – here's the first set of emails. More coming...

Jacqueline Fishman, AICP

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

From: Jackie Fishman
Sent: Sunday, August 15, 2021 8:15 AM
To: Ellen Dueweke <edueweke@juno.com>
Subject: Re: Pre-application Notification

Ellen -

I can check with my clients, but I'm not sure we have any more design information than the conceptual site plan that I already sent you.

The difference between now and the previous project is this current application to the EPC and City Council is only for the zone change whereas before it was for the zone change to SU-1 which required a site development plan as part of the entitlement process. The current process will determine solely whether this zone and its allowed uses are appropriate in this location. Unlike before, the decision does not rest on the project design or configuration. If the zone change is approved, the applicant will move forward with all the engineering studies that are required with the subdivision of the property.

I'll be back in touch.

Jackie Fishman
Consensus Planning, Inc.

On Aug 14, 2021, at 1:40 PM, Ellen Dueweke <edueweke@juno.com> wrote:

Thank you for the notification Jackie. Do you have any more detail that you could share with us? Anything you have would be appreciated. How will the grading be handled? What is the plan for leveling the property? Do you have any specifications about the lot perimeter wall locations and heights? You had conceptual renderings of the proposed development last time. Do you have anything to show us now? Some of the neighbors want to meet this week, but we need some particulars for discussion.

Thank you,

Ellen Dueweke
Cherry Hills Civic Assn President

----- Original Message -----

From: Jackie Fishman <fishman@consensusplanning.com>
To: "rmacivor2@comcast.net" <rmacivor2@comcast.net>, "edueweke@juno.com" <edueweke@juno.com>, "dlreganabq@gmail.com" <dlreganabq@gmail.com>, "mgriffiee@noreste.org" <mgriffiee@noreste.org>
Subject: Pre-application Notification
Date: Wed, 11 Aug 2021 21:32:04 +0000

Dear Neighbors,

This email is notification that Consensus Planning is preparing an application for a Zoning Map Amendment that will be submitted to the Environmental Planning Commission for recommendation to the Albuquerque City Council on behalf of Pulte Homes and Hoffmantown Baptist Church. Per the IDO, zoning map amendments for properties that are within Areas of Consistency and over 10 acres in size are determined by the City Council. The subject site is located on the south side of Harper Road NE between Barstow Street and Ventura Street, and legally described as Tract A-2, Hoffmantown Baptist Church Site containing 14.071 acres.

The Applicant is proposing to change the zoning of the property from MX-L: Mixed-use Low Intensity to R-1C: Residential Single-family (Large Lot). A conceptual lot layout is provided in the attached neighborhood meeting information packet. Due to the size of the property and designation as an Area of Consistency in the 2017 Albuquerque/Bernalillo County Comprehensive Plan, the final decision on this request will be made by the City Council after a review and recommendation by the Environmental Planning Commission.

As part of the IDO requirements, we are providing you an opportunity to discuss the Zoning Map Amendment 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 by the close of business on August 26, 2021. Additional information required by the City of Albuquerque is attached to this email.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.

302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

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From: [Jackie Fishman](#)
To: [Duarte, Leroy D.](#)
Cc: [Michael Vos](#)
Subject: FW: setback concern
Date: Sunday, September 26, 2021 12:01:02 PM

And another one...

Jacqueline Fishman, AICP
Principal
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P: 505.764.9801

-----Original Message-----

From: Ellen Dueweke <edueweke@juno.com>
Sent: Wednesday, August 18, 2021 3:06 PM
To: Jackie Fishman <fishman@consensusplanning.com>
Subject: setback concern

Jackie,

One thing I forgot to mention that we discussed at our meeting was that there would likely be concern regarding a short setback, from a lot of residents in the area who use the Academy/Hoffmantown properties for exercise. Right now, there is a lot of passing room for runners, walkers, bicyclists, and baby strollers all the way around the perimeter of the properties. If you look at that on the satellite view, you can see how out of place a wall jutting out close to the street would be. Please pass that concern on to the developers as well for their consideration.

Thank you.

Ellen

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JENA H. RITCHIEY

October 13, 2021

Via Email Transmission

Kevin Patton, Director
Land Planning and Entitlements
New Mexico Division
Pulte Group
kevin.patton@pultegroup.com

Re: Pulte Homes Proposed Single Family Residential Development (the “**Pulte Project**”) on Tract A-2, Plat of Tracts A-1 and A-2 Hoffman Town Baptist Church/Zone Map Amendment (PR-2018-001560) (the “**Pulte Site**”)

Dear Mr. Patton:

As you know, our office represents Albuquerque Academy (the “**Academy**”). This is to, initially, thank you, Jackie Fishman of Consensus Planning, and Vincent Steiner and Yolanda Moyer of Bohannon Huston, for meeting with Bruce Orem and Josh Buchanan of the Academy, Charles Martinez and myself on Monday, October 4, 2021 to discuss the proposed Pulte Project. We appreciate the opportunity to learn more about the Pulte Project.

We now understand the Pulte Project, for which a zone change is being sought, will be a single family/single story development consisting of approximately 39 lots. As was indicated at the meeting, the Academy has no objection to the proposed use of the property.

However, because the Project Site, which is encumbered with a floodplain over a significant portion of the Project Site, is located on the north side of the South Pino Arroyo (the “**Arroyo**”), directly across the Arroyo from the Academy to the south, the Academy does have some concern regarding potential deleterious effects on the Academy property, depending on what measures Pulte proposes to take to eliminate the floodplain so it can fully develop the Project site. The

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October 13, 2021
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Arroyo is one of the major east-to-west storm drainage channels in the northeast heights of Albuquerque. It carries considerable amounts of storm water during storm events.

As we discussed, there is a substantial solar panel array on the Academy property, as well as the Academy tennis courts, across the Arroyo directly south of the Project Site. The Academy has a contractual arrangement with RC Energy AA LLC (Rockwell Financial Group, LLC) for the placement and maintenance of the extensive solar array on the Academy property. Both the Academy and Rockwell Financial Group have a significant interest in ensuring that the solar panels are not negatively impacted by any resulting change in the storm flow of the Arroyo.

The concern is that the Pulte Project will eliminate its floodplain issue by pushing the flood waters that would otherwise flow onto the Project Site back into the Arroyo, causing a higher storm flow on the Academy property, and a faster flow along and through the Academy property, thereby potentially damaging additional Academy property downstream from the Pulte Project. The heightened storm flow which was projected to be caused by the proposed assisted living facility on the Project Site would have required the solar panels to be raised at a then estimated cost of from \$1,000,000 to \$1,500,000. This would have been in addition to other mitigation measures that would have been required to protect Academy assets.

The Academy is open to reviewing and considering any proposed suggestions that Pulte may have for dealing with its floodplain issue in a manner that does not adversely affect the Academy. You have indicated that you will be working with AMAFCA and the City of Albuquerque Hydrologist in determining how best to address the situation. We ask that you include us in your communications with AMAFCA and the City Hydrologist, and that you invite Academy representatives to any meetings (video or in-person) with AMAFCA and/or the City Hydrologist.

We do wish to alert you to the fact that a levee along the south side of the Pino Arroyo had previously been discussed. However, it was determined that a levee would not be practically feasible due to the difficulty of the LOMAR process with FEMA, although channelization of the Arroyo through the segment of the Arroyo that abuts the solar panel array was thought to be a viable option to address the otherwise increased flow on the Academy property.

Nevertheless, should a levee or other south bank protection measures become a viable option, the Academy would be willing to consider such an option, with the understanding that the Academy Board would have to approve any storm drainage solution involving Academy property. Should Academy property be required to help solve the increased and heightened flow caused by the elimination of the floodplain on the Project Site, and should the Academy determine that the amount of property, its location and the nature, design and look of the water redirection feature(s) are acceptable, the Academy would, most likely, be open, for appropriate consideration, to grant the necessary easement(s)

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Again, we appreciate your willingness to address the Academy concerns. However, we wanted to make certain that Pulte was aware, in advance of its pursuit of its zone map amendment, to which the Academy has no objection, that there remains a serious issue, which must be addressed, before development can proceed. The sooner it is addressed, the better.

Sincerely,

RODEY, DICKASON, SLOAN, AKIN & ROBB, P.A.

By:

John P. Salazar

JPS:dv

cc (*via e-mail*):

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