



Environmental Planning Commission

Agenda Number: 2
Project #: PR-2020-004194
Case #: RZ-2020-00022
Hearing Date: September 10, 2020

Staff Report

Agent	Modulus Architects Inc.
Applicant	ABQ Living Inc., 401 K Profit Sharing Plan
Request	Zoning Map Amendment (zone change)
Legal Description	All or a portion of LT 5A PLAT OF LT 5A Plat of LTS 5A & 5B North Fourth Street Homesites ADDNBEING A REPL OF LT 5
Location	602 Montañó Rd. NW, between Villa Canela Ct. NW and the Hardwood Lateral
Size	Approximately 1.33 acres
Existing Zoning	R-1C
Proposed Zoning	MX-T

Staff Recommendation

APPROVAL of Project #2020-004194, RZ-2020-00022, based on the Findings within this report

**Staff Planner
Linda Rumpf**

Summary of Analysis

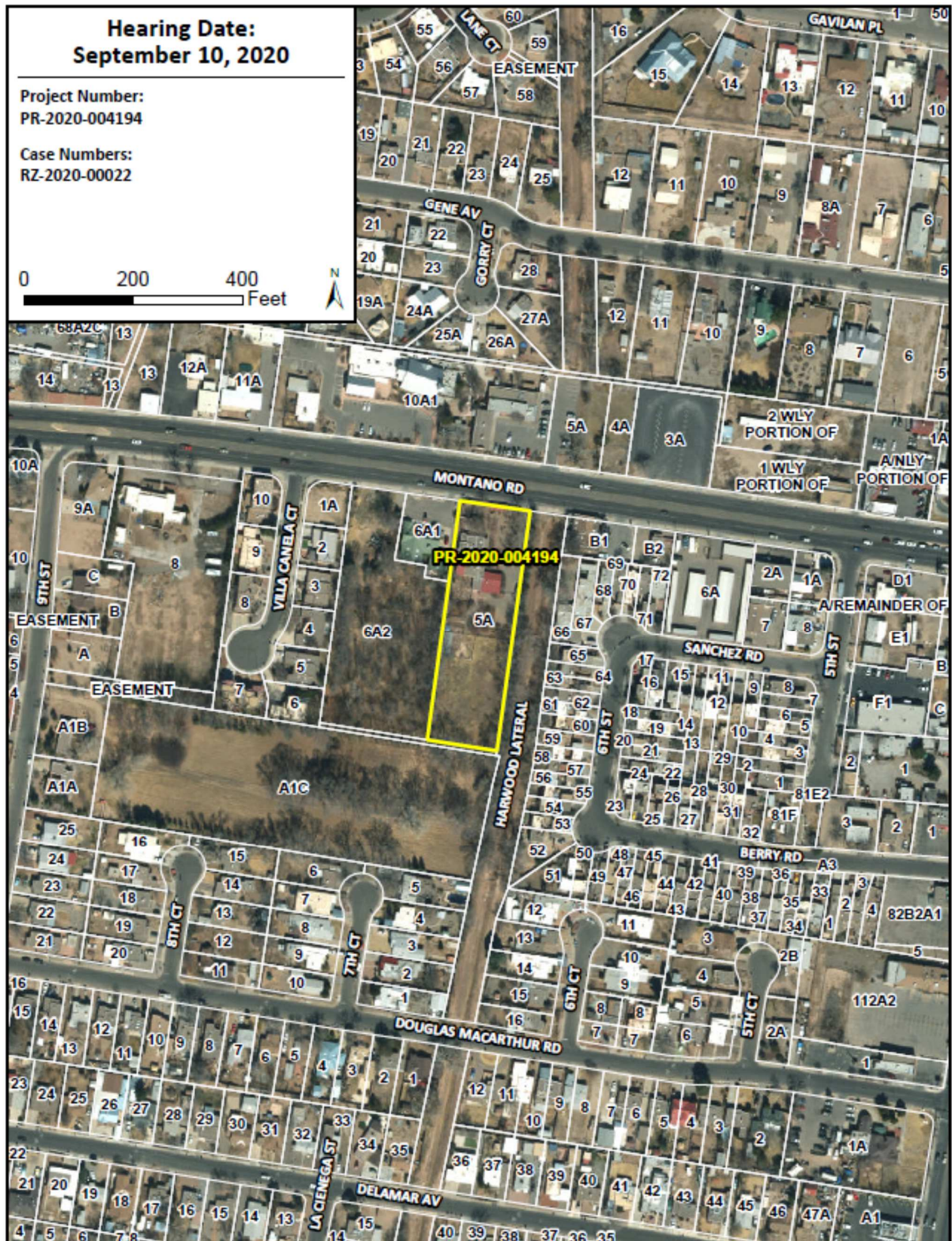
This request is for a zoning map amendment (zone change) for an approximately 1.33-acre site known as: all or a portion of LT 5A PLAT OF LT 5A Plat of LTS 5A & 5B North Fourth Street Homesites ADDNBEING A REPL OF LT 5, (the "subject site"). The subject site is located at 602 Montañó Rd. NW, between Villa Canela Ct. NW and the Hardwood Lateral.

The subject site is zoned R-1C (Residential – Single-Family Zone District) and the applicant is requesting MX-T (Mixed-Use Transition) zoning. The approval of this request would allow the owner to renovate the existing residence into a leasable office space.

The zone map amendment has been adequately justified pursuant to the IDO Review and Decision criteria for zone changes 6-7(F)(3).

Neighborhood Associations were notified along with property owners within 100 feet of the site as required. There is no known opposition. Staff recommends approval.







OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

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IDO ZONING MAP

Note: Gray shading
Indicates County.



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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



1 inch = 200 feet

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HISTORY MAP

Note: Gray shading indicates County.

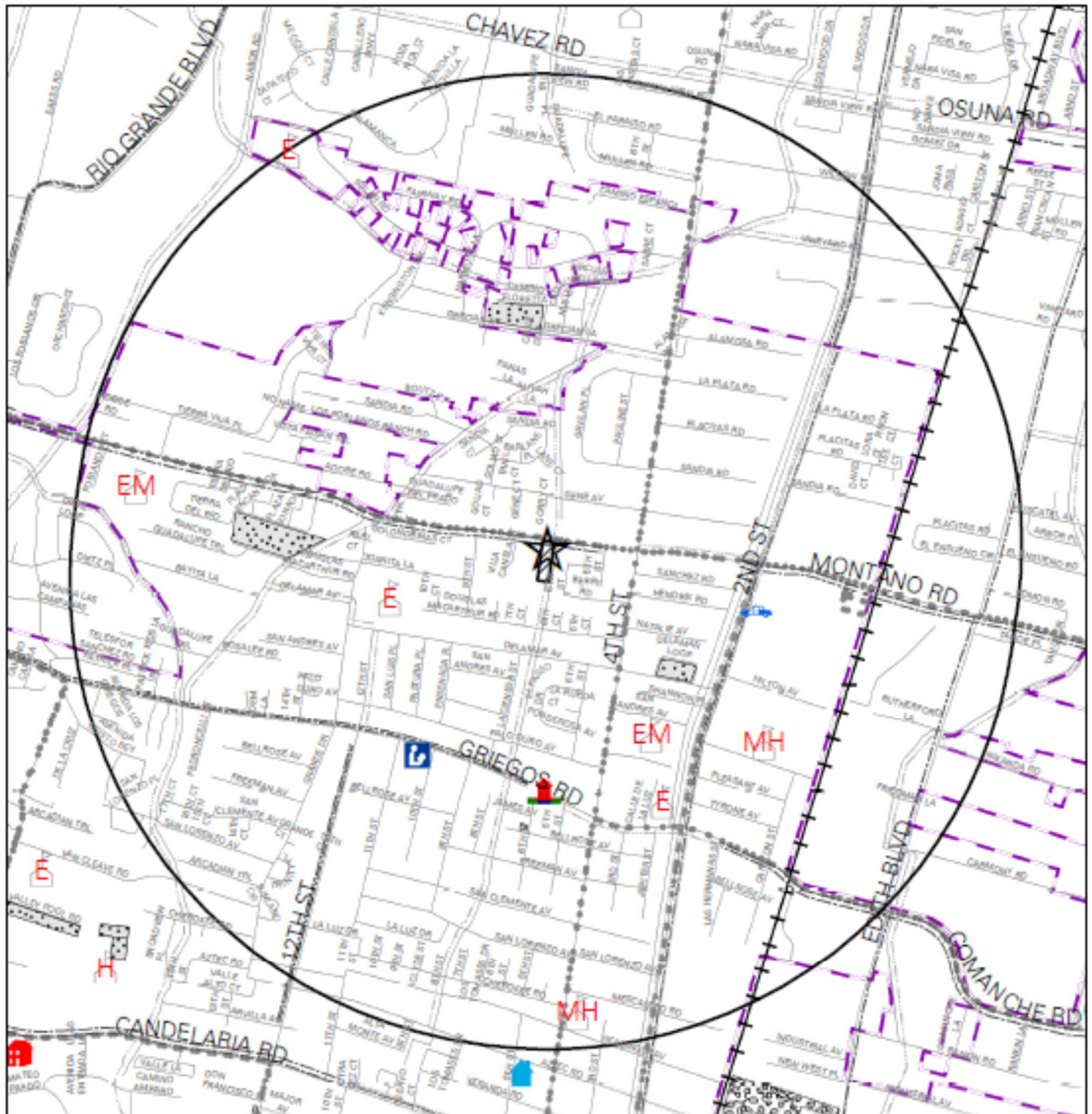


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Public Facilities Map with One-Mile Buffer

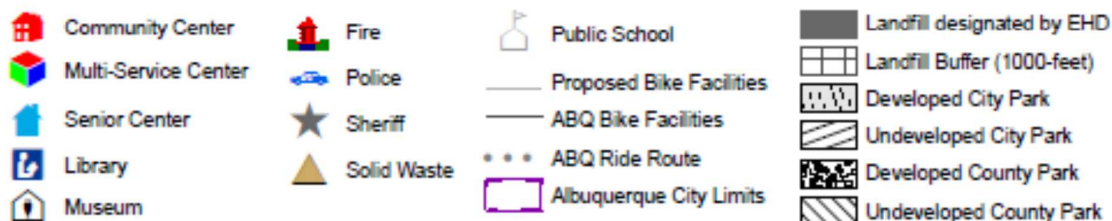


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I. OVERVIEW

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1C	Area of Consistency	Low-density Residential
<i>North</i>	MX-M	Area of Consistency	Community / Religious institution, Commercial Agriculture
<i>South</i>	R-A	Area of Consistency	
<i>East</i>	MX-L, MX-M	Area of Consistency and Change	Low-density Residential / Townhouse, Office
<i>West</i>	R-A	Area of Consistency	Agriculture

Request

The request is for a zoning map amendment (zone change) for an approximately 1.33-acre site known as: all or a portion of LT 5A PLAT OF LT 5A Plat of LTS 5A & 5B North Fourth Street Homesites ADDNBEING A REPL OF LT 5, (the “subject site”). The subject site is located at 602 Montañó Rd. NW, between Villa Canela Ct. NW and the Hardwood Lateral. The subject site currently has a +/-4,067 sf vacant single-family residence.

The applicant originally requested a Zoning Map Amendment from R-1C to MX-L. After discussing options with staff, the applicant has revised the request to a Zoning Map Amendment from R-1C to MX-T. The email requesting this change is included in the Appendix of this staff report.

The subject site is currently zoned R-1C (Residential–Single-Family Zone District) and the applicant, ABQ Living Inc., 401 K Profit Sharing Plan, is requesting MX-T (Mixed-Use–Transition Zone District) zoning for the site with an intent to renovate into an office or offices depending on market demand

The applicant states that the MX-T zone district is more in line with redeveloping this property than what is currently allowed and will be more advantageous to the community as articulated by the ABC Comp Plan. The purpose of the existing R-1C zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. Primary land use includes single-family detached homes on individual lots with limited institutional uses to serve the surrounding residential area.

EPC Role

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

Context

The subject site is an approximately 1.33 acres parcel legally described as all or a portion of LT 5A PLAT OF LT 5A Plat of LTS 5A & 5B North Fourth Street Homesites ADDNBEING A REPL OF LT 5. The property is located at 602 Montañó Rd. NW, between Villa Canela Ct. NW and the Hardwood Lateral.

The property is within the Near North Valley Community Planning Area and is designated as an “Area of Consistency” in the 2017 Albuquerque/Bernalillo County Comprehensive Plan. The site is currently developed with a single-family residence and is currently vacant. The subject site just east of the 4th St, which is classified as a Main Street Corridor. The land use is classified as Low-Density Residential.

The subject site is located between neighborhood scale commercial developments. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses. Adjacent to the west side of the property is a commercial day spa/salon, adjacent to east is an office and low-density residential, followed by all commercial uses moving further east. This is the also the case for the properties across the street that includes an insurance office and church. The request would allow this scale of commercial development to be maintained.

This site is within the Montañó Rd Major Transit Corridor. The subject site is not located in a designated Activity Center.

History

The single-family home was built in 1951 and the original home owners resided in the home until the time of their passing in 2018. Several years prior to this, the home owners did a reverse mortgage with the United States Housing and Urban Development program which retained ownership until such time that the applicant purchased the property. The home has remained vacant since 2018; however, the condition of the home is in poor condition. The applicant purchased this property with the intention of renovating the structure for commercial office use.

Transportation System

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

- Montañó Rd. is listed as primary transit in the Long-Range Transit System.
- Montañó Rd. is functionally classified as a Principal Arterial roadway in the subject area.
- Montañó Rd. is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

The applicant states that according to the Connections 2040 Metropolitan Transportation Plan (MTP) it is recommended to “Adopt mixed-use and higher-density zoning along transit corridors

to support ridership”. This recommendation is an identified pathway that the MTP goals procured during the Connections 2040 processes. The MTP is region’s long-range transportation plan that identifies transportation challenges that the Albuquerque Metropolitan Planning Area (AMPA) will face over the next 20 years and presents strategies for addressing them. This plan found strategies for transit corridors, foreseeing a successful future. As the site is within the Montañero Road Major Transit Corridor, the project will complement the mixed-use zone and will fall in line with the vision of the MTP.

Comprehensive Plan Corridor Designation

The site is on the Montañero Road Major Transit Corridor and proximate to the Fourth Street Multi-Modal Corridor. The site is also located less than 300 ft. from the boundary of 4th St. Main Street Corridor.

Transit

The site is served by Fixed Route 157 runs east-west on Montañero Road from the Northwest Transit Center to Kirtland Air Force Base by way of the Montañero Rail Runner station; Fixed Route 10 runs north-south on 4th Street between the ATC and the Raymond Sanchez Community Center. There are stop pairs for both routes at the 4th Street/ Montañero intersection about 1/4 mile from the site.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

For analysis of the Integrated Development Ordinance (IDO), including Definitions, Zoning, Comparison of the R-1C and MX-T zones, and Use-Specific Standards:

Integrated Development Ordinance (IDO)

Current Zoning

The subject site is currently zoned R-1C Single-Family (Large Lot) - (Residential – Single-Family Zone District, IDO 14-16-2-3(B)), which was assigned upon adoption of the IDO. The purpose of the R-1C zone district is to provide for neighborhoods of single-family homes on individual lots 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. Specific permissive uses are listed in Table 4-2-1: Allowable Uses.

Proposed Zoning

The proposed zoning is MX-T (Mixed-Use – Transition Zone District, IDO 14-16-2-4(B)1). The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1: Allowable Uses.

Comparison of R-1C and MX-TMX-T

Residential – Single-Family (R-1C) and Mixed-use – Transition (MX-TMX-T) zone districts allow many of the same uses. R-1C is intended to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions, while MX-T is intended to promote neighborhood-scale development.

Key uses that would be added as allowable under the MX-T zone district are as follows:

MX-T Permissive Uses

Dwelling, single-family detached	Dwelling, cluster development
Dwelling, cottage development	Dwelling, two-family detached (duplex)
Dwelling, townhouse	Dwelling, live-work
Dwelling, multi-family	Assisted living facility or nursing home
Community residential facility, small	Community residential facility, medium
Community residential facility, large	Group home, small
Adult or child day care facility	Community center or library
Elementary or middle school	High school
Museum or art gallery	Parks and open space
Religious institution	Vocational school
Community garden	Health club or gym
Residential community amenity	Bed and breakfast
Hotel or motel	Bank
Medical or dental clinic	Office
Personal and business services, small	Research or testing facility
Residential community amenity	Solar energy generation
Utility, electric	Utility, other major
Freestanding	

While the Applicant is requesting to renovate a vacant residence and turn it into an office use, the MX-T Zone does open up a wider variety of possible uses that are permissive in the proposed zone. The EPC will need to consider whether the additional allowable uses in MX-T are appropriate in this location and serve to capture and promote development appropriate. MX-T may be a better fit for this location that is located between residential zoning and the current mixed-use zoning.

Albuquerque / Bernalillo County Comprehensive Plan (Rank I)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. The Goals and policies analyzed below are cited by the Applicant in the revised zone change justification letter dated July 30, 2020 (see Appendix).

Comprehensive Plan Goals and Policies:

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Applicable Goals and policies that would be furthered by this request are listed below. Staff analysis follows in ***bold italic*** text.

CHAPTER 4: CHARACTER

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

By changing the zoning and developing this vacant site, this request would enhance, protect and preserve a distinct community. This request is consistent with Goal 4.1.

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

The subject site is located within an Area of Consistency, a Major Transit Corridor and is within Near North Valley Community Planning Area. Future developments will follow the IDO standards and contribute to the vision of this community. The request is consistent with Policy 4.1.1.

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. [ABC]

This request would be subject to IDO requirements including Neighborhood Edges (14-16- 5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request is consistent with Policy 4.1.2.

CHAPTER 5: LAND USE

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject property lies just west of the 4th Street Main Street corridor and faces Montano, a Major Transit Corridor. This request will contribute to the growth as a community connected by a multi-modal network of Corridors. The request is consistent with Goal 5.1

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

Policy 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The zone change can support appropriate development along the Montañito Corridor and by helping to shape future development that supports the corridor. The request encourages employment density, compact development, redevelopment, and infill in the Corridor. The request is consistent with Policy 5.1.1 and Policy 5.1.1(c).

Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would promote neighborhood scale commercial developments along the Major Transit Corridor and would establish and maintain appropriate density and scale of development within areas that should be more stable. The request is consistent with Policy 5.1.2.

Policy 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The requested MX-T zone will allow for neighborhood-oriented commercial, retail, institutional, and public services. The request is consistent with is consistent with Policy 5.1.6(b).

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

MX-T zoning allows a variety of commercial and residential uses that can contribute to a complete community in this area. The request is generally consistent with Goal 5.2.

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

Policy 5.2.1 (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The proposed MX-TMX-T zoning district allows for a greater mix of uses that would be accessible from surrounding neighborhoods. The request is consistent with Policy 5.2.1 and 5.2.1(a).

Policy 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would allow more opportunities for infill development that will maintain the scale of existing residential and commercial development in the neighborhood. The request is consistent with Policy 5.2.1(h).

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 requested zoning district allows for a greater variety and intensity of uses that can more efficiently utilize existing infrastructure and public facilities along the Montañito Corridor. The request is consistent with Goal 5.3.

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

The subject site is well serviced by existing infrastructure and other public facilities including access roads, water, sewer, and a nearby community park. The request is consistent with Policy 5.3.1.

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

Future development of this site under the MX-T zone will be subject to the IDO requirements including Neighborhood Edges (14-16- 5-9), the non-residential zone dimensional standards (Table 5-1-3), buffer landscaping (14-16-5- 6-(E), and building design standards (14- 16-5-11). These standards will protect and enhance the character of existing single- family neighborhoods. This request is consistent with Policy 5.6.

Policy 5.6.2 (b): Encourage development that expands employment opportunities.

This requested MX-T zone will encourage commercial development that will expand employment opportunities in the area. This request is consistent with Policy 5.6.2 (b).

CHAPTER 8: ECONOMIC DEVELOPMENT

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

The proposed MX-T zoning district allows for a variety of uses that can accommodate a greater variety of businesses and that can encourage business development. The request is consistent with Goal 8.1.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The proposed zone change will enable the development of a vacant site to allow for an office use that will encourage economic development opportunities. The request is consistent with Policy 8.1.1.

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

The proposed zone change will enable the development of a vacant site that would provide for more resilient economy. The request is consistent with Policy 8.1.2.

Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This zone change request will allow for the development that will contribute to the economic base. This request is consistent with Policy 8.1.3.

The Applicant has demonstrated that the proposed zone map amendment would further a preponderance of applicable Goals and Policies found in the ABC Comprehensive Plan and would facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

Integrated Development Ordinance (IDO) 6-7(F)(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 pursuant to Subsection 6-4(F)(2).

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.

Justification & Analysis

The subject site is currently zoned R-1C (Residential – Single-Family Zone District). The proposed zoning is MX-T (Mixed-Use Transition Zone). The Applicant is requesting MX-T zoning for the site to allow the owner to renovate the existing residence into a leasable office space.

The Applicant's justification letter, analyzed here, was received on July 30, 2020. A follow up email requesting a Zoning Map Amendment to MX-T was received on September 1, 2020. Pursuant to the IDO Subsection 6-4(F)(2), the Applicant bears the burden of providing a sound justification for the request, based on substantial evidence.

The applicant believes that the proposed zone map amendment (zone change) meets the zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. The citations are from the IDO. The applicant's responses are in *italics*. Staff analysis follows in bold italics with the heading "**Staff response**".

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

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

Staff Response: *Criterion A is an important component of a zone change justification, though all criteria are required to be fulfilled adequately. 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 conflict with them. See the section entitled "Albuquerque / Bernalillo County Comprehensive Plan (Rank I)" which precedes this section for further policy analysis. The response to Criterion A is sufficient.*

Applicable citations: *Goal 4.1 Character; Policy 4.1.1 Distinct Communities; Policy 4.1.2 Identity and Design; Goal 5.1 Centers & Corridors; Policy 5.1.1 Desired Growth; Policy 5.1.1(c); Policy 5.1.2 Development Areas; Policy 5.1.6 (b); Goal 5.2 Complete Communities; Policy 5.2.1 Land Uses; Policy 5.2.1 (a); Policy 5.2.1 (h); Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Policy 5.6.3 Area of Consistency; Policy 5.6.2 (b); Goal 8.1 Placemaking; Policy 8.1.1 Diverse Places; Policy 8.1.2 Resilient Economy; Policy 8.1.3 Economic Base.*

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

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

Applicant: The proposed amendment is located in an Area of Consistency (as shown in the ABC Comp Plan). Our justification demonstrated that criteria 3 would be most suitable for our application. The amendment would be more advantageous to the community since many of the ABC Comp Plan goals and policies will be furthered as articulated in the policy analysis section above. This proposed zone change will allow for implementation of redevelopment and implementation of patterns of land use that are consistent with the Comp Plan conditions and historic land use, development density and intensity and connectivity as a designation for employment and services.

Staff response: The applicant's request meets criteria #3, that a different zone district is more advantageous to the community, as articulated by the Comprehensive Plan, than the current zoning. The applicant has adequately demonstrated, through the required policy analysis in the response to Criterion A, that the request would be generally more advantageous to the community as articulated by the Comprehensive Plan. The response to criterion B is sufficient.

- C. 6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: This criterion is not applicable as the proposed amendment is wholly in an Area of Consistency as shown on the ABC Comp Plan.

Staff response: *The subject site is located in an Area of Consistency. Criterion C does not apply.*

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

Applicant: The requested MX-T zone permits a variety of commercial uses plus the potential for residential uses from townhouse to higher density multifamily, as well as an efficient process of development. We are proposing a neighborhood scale commercial development by renovating the existing development into an office. The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity. The Comprehensive Plan and IDO generally encourage mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. In addition, IDO regulations will provide design controls for both high-density residential and commercial development.

The permissive uses from the R-1C zoning designation and the MX-T zoning designation will allow for commercial uses as well as residential uses. There are similarities and differences with the existing and proposed zones.

For discussion, I have outlined the permissive uses in MX-T in the following bullet list as identified in Table 4-2-1 of the IDO (Allowable Uses):

(Staff note: MX-L was changed to MX-T in the above section.)

MX-T Permissive Uses

Dwelling, single-family detached

Dwelling, cottage development

Dwelling, townhouse

Dwelling, multi-family

Community residential facility, small

Community residential facility, large

Dwelling, cluster development

Dwelling, two-family detached (duplex)

Dwelling, live-work

Assisted living facility or nursing home

Community residential facility, medium

Group home, small

<i>Adult or child day care facility</i>	<i>Community center or library</i>
<i>Elementary or middle school</i>	<i>High school</i>
<i>Museum or art gallery</i>	<i>Parks and open space</i>
<i>Religious institution</i>	<i>Vocational school</i>
<i>Community garden</i>	<i>Health club or gym</i>
<i>Residential community amenity</i>	<i>Bed and breakfast</i>
<i>Hotel or motel</i>	<i>Bank</i>
<i>Medical or dental clinic</i>	<i>Office</i>
<i>Personal and business services, small</i>	<i>Research or testing facility</i>
<i>Residential community amenity</i>	<i>Solar energy generation</i>
<i>Utility, electric</i>	<i>Utility, other major</i>
<i>Freestanding</i>	

This property is underutilized and has stayed vacant. This zone map amendment will be a positive change as compared to if the property were to stay in its current condition. This opportunity to develop will provide more commercial uses for the area. The proposed office that this request would make possible will bring more employment opportunities into the community. There is one existing access from Montañó Rd this access eliminates the need for vehicles to drive through the surrounding neighborhoods to access the project.

Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

~~Permissive uses that could be construed as having possible harmful effects such as a club or event facility, light vehicle repairs or artisan manufacturing are regulated by local, state and federal requirements and must comply with all New Mexico state laws,~~ (Staff note: this section was removed due to the change in request to MX-T. The preceding text is not an issue with MX-T) including but not limited to any required spacing from other uses or facilities. They are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. Future redevelopment on the subject site under the MX-T zone would be subject to IDO requirements including neighborhood edges (14-16- 5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5- 6-(E)), and building design standards (14- 16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use Standards include

precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. Additionally, development of this subject site must still go through a rigorous City approval processes at which time the public will be notified and/or engaged.

Staff response: The applicant provided a thorough discussion of the uses that would become permissive in the MX-T zone and addressed the issue of potential harm to adjacent property, the neighborhood, or the community. The applicant points out that possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. Uses are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The response to Criterion D is sufficient.

- E. 6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Applicant: This request furthers requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development.

Staff response: Requirement 1 applies. The applicant states that existing infrastructure and public improvements would have adequate capacity to serve development made possible by the proposed zone change. However, if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them. The response to Criterion E is sufficient.

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

Applicant: The justification provided herein is not based on the property's location adjacent to an Urban Principal Arterial/Major Transit Corridor (Montaño RD NW) and within approximately 990ft of a Main Street/Multi-modal Corridor (4th St), but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative. The current zoning request is to allow for future MX-T uses, future development permissive by the MX-T zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent development opportunity and will be in line with the surrounding community. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. While the location of the property is not the main reason for providing justification for commercial zoning, it does provide rationale for why this site is suitable for the proposed MX-T zoning and associated uses. Access and connectivity are important considerations for mixed-use development. (Staff Note: MX-L changed to MX-T)

Staff response: The subject site is located on Montaño Rd. NW, which the Comprehensive Plan designates as a Major Transit Corridor, but that location is not being used as the primary justification for the request. The applicant has demonstrated that the request furthers a preponderance of applicable, Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion F is sufficient.

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

Applicant: This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factor for this zone change request. The requested zone change will allow MX-T uses to develop, thereby providing more commercial, retail, and mixed-use housing choices in an area greatly surrounded by residential developments. (Staff Note: MX-L changed to MX-T)

Changing demographics pose both a challenge and opportunity for our region as preferences shift about the kinds of places we live and the transportation options we choose. In general, preferences are shifting toward places that give people options to walk, bike, or take public transportation. Complete, walkable neighborhoods with a range of housing and amenities make non-auto transportation options safer and more accessible.

Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to

drive, increasing active transportation opportunities. Commercial developments in this area will promote and foster sociability while increase daily goods and services for neighboring residents.

Staff response: *The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies (Criteria A, C, and D) and does not conflict significantly with them. The response to Criterion G is sufficient.*

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

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

Applicant: Application of the MX-T zone does not constitute a spot zone because it is in line with the surrounding zones to the north and east of the subject site. The requested change to MX-T will clearly facilitate implementation of the ABC Comp Plan, as amended, as discussed in the preponderance of goals and policies further by the change.

This Zone Map Amendment qualifies under criteria (1) because the site is surrounded by both mixed-use zone districts as well as residential zone districts. To the east of the side it contains a large portion of mixed zoning and the west of the site it contains a large portion of residential zoning. That being said, the site can function as a transition between the adjacent zone districts. This request will fall in line with its surrounding area allowing the request to not alter the Area of Consistency that the site is classified under. Area of Consistency is defined as "An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development". This request will not alter with the very definition, nor will it disturb the surrounding zone districts. The development of this land will be compatible in scale and character with the surrounding area will adding an extra layer of protection for the surrounding neighborhoods. (Staff note: changed MX-L to MX-T)

Staff response: MX-T is a very supportable “Spot zone” because it would act as a transition between MX-T and R-1. The request facilitates implementation of the Comprehensive Plan by allowing uses that are appropriate and preferred along the Major Transit Corridor and furthers all applicable policies of the Comprehensive Plan cited above. It will provide the needed scale for office use in this area. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application prior to the EPC Hearing. Few agency comments were received and none were averse to the request. Refer to the agency comments at the end of the staff report.

Neighborhood/Public

Los Poblanos NA, North Valley Coalition and property owners within 175 feet of the subject site were notified of the request. There was not a request for a neighborhood meeting, but there were calls and emails inquiring more information on what was being proposed on site. There were no major concerns that arose from the inquiry calls/emails. The members and/or property owners wanted to know what we are proposing on site and wanted to know the details of this request.

There has not been any known opposition to this request.

IV. CONCLUSION

The request is for a zoning map amendment (zone change) for an approximately 1.33-acre site known as: all or a portion of LT 5A PLAT OF LT 5A Plat of LTS 5A & 5B North Fourth Street Homesites ADDNBEING A REPL OF LT 5, (the “subject site”). The subject site is located at 602 Montañó Rd. NW, between Villa Canela Ct. NW and the Hardwood Lateral. The subject site currently has a +/-4,067 sf vacant single-family residence.

The subject site is currently zoned R-1C (Residential – Single-Family Zone District) and the Applicant, ABQ Living Inc., 401 K Profit Sharing Plan, is requesting MX-T (Mixed-Use – Transition Zone District) zoning for the site with an intent to renovate into an office or offices depending on market demand

The zone map amendment has been adequately justified pursuant to the IDO Review and Decision criteria for zone changes 6-7(F)(3).

The applicant notified the Los Poblanos NA, North Valley Coalition and property owners within 100 feet of the subject site as required. There was not a request for a neighborhood meeting, but

there were calls and emails inquiring more information on what was being proposed on site. There has not been any known opposition to this request.

FINDINGS - RZ-2020-00022, September 10, 2020 - Zoning Map Amendment (Zone Change)

The zone map amendment has been adequately justified pursuant to the IDO Review and Decision criteria for zone changes 6-7(F)(3).

1. The request is for a zoning map amendment (zone change) for an approximately 1.33-acre site known as: all or a portion of LT 5A PLAT OF LT 5A Plat of LTS 5A & 5B North Fourth Street Homesites ADDNBEING A REPL OF LT 5, (the “subject site”). The subject site is located at 602 Montañó Rd. NW, between Villa Canela Ct. NW and the Hardwood Lateral. The site is currently vacant.
2. The subject site is currently zoned R-1C (Residential – Single-Family Zone District) and the Applicant, ABQ Living Inc., 401 K Profit Sharing Plan, is requesting MX-T (Mixed-Use – Transition Zone District) zoning for the site with an intent to renovate an existing structure into an office or offices depending on market demand
3. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. This site is within Montañó Rd Major Transit Corridor.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Goal and policies regarding Character:

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

By changing the zoning and developing this vacant site, this request would enhance, protect and preserve a distinct community. This request is consistent with Goal 4.1.

B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. [ABC]

The subject site is located within an Area of Consistency, a Major Transit Corridor and is within Near North Valley Community Planning Area. Future developments will follow the IDO standards and contribute to the vision of this community. The request is consistent with Policy 4.1.1.

C. 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. [ABC]

This request would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request is consistent with Policy 4.1.2.

6. The request furthers the following, applicable Goal and policies regarding Land Use:

- A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject property lies just west of the 4th Street Main Street corridor and faces Montano, a Major Transit Corridor. This request will contribute to the growth as a community connected by a multi-modal network of Corridors. The request is consistent with Goal 5.1

- B. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]
- C. Policy 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The zone change can support appropriate development along the Montañito Corridor and by helping to shape future development that supports the corridor. The request encourages employment density, compact development, redevelopment, and infill in the Corridor. The request is consistent with Policy 5.1.1 and Policy 5.1.1(c).

- D. Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would promote neighborhood scale commercial developments along the Major Transit Corridor and would establish and maintain appropriate density and scale of development within areas that should be more stable. The request is consistent with Policy 5.1.2.

- E. Policy 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The requested MX-T zone will allow for neighborhood-oriented commercial, retail, institutional, and public services. The request is consistent with is consistent with Policy 5.1.6(b).

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

MX-T zoning allows a variety of commercial and residential uses that can contribute to a complete community in this area. The request is generally consistent with Goal 5.2.

- G. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]
- H. Policy 5.2.1 (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The proposed MX-TMX-T zoning district allows for a greater mix of uses that would be accessible from surrounding neighborhoods. The request is consistent with Policy 5.2.1 and 5.2.1(a).

- I. Policy 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would allow more opportunities for infill development that will maintain the scale of existing residential and commercial development in the neighborhood. The request is consistent with Policy 5.2.1(h).

- J. 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 requested zoning district allows for a greater variety and intensity of uses that can more efficiently utilize existing infrastructure and public facilities along the Montañño Corridor. The request is consistent with Goal 5.3.

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

The subject site is well serviced by existing infrastructure and other public facilities including access roads, water, sewer, and a nearby community park. The request is consistent with Policy 5.3.1.

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

Future development of this site under the MX-T zone will be subject to the IDO requirements including Neighborhood Edges (14-16- 5-9), the non-residential zone dimensional standards (Table 5-1-3), buffer landscaping (14-16-5- 6-(E)), and building design standards (14- 16-5- 11). These standards will protect and enhance the character of existing single- family neighborhoods. This request is consistent with Policy 5.6.

- M. Policy 5.6.2 (b): Encourage development that expands employment opportunities.

This requested MX-T zone will encourage commercial development that will expand employment opportunities in the area. This request is consistent with Policy 5.6.2 (b).

7. The request furthers the following, applicable Goal and policies regarding Economic Development:

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

The proposed MX-T zoning district allows for a variety of uses that can accommodate a greater variety of businesses and that can encourage business development. The request is consistent with Goal 8.1.

- B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The proposed zone change will enable the development of a vacant site to allow for an office use that will encourage economic development opportunities. The request is consistent with Policy 8.1.1.

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

The proposed zone change will enable the development of a vacant site that would provide for more resilient economy. The request is consistent with Policy 8.1.2.

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

This zone change request will allow for the development that will contribute to the economic base. This request is consistent with Policy 8.1.3.

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

- A. Criterion A: Criterion A is an important component of a zone change justification, though all criteria are required to be fulfilled adequately. 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 conflict with them. See the section entitled "*Albuquerque / Bernalillo County Comprehensive Plan (Rank I)*" which precedes this section for further policy analysis. The response to Criterion A is sufficient.
- B. Criterion B: The applicant chose #3, that a different zone district is more advantageous to the community, as articulated in the Comprehensive Plan, than the current zoning. The applicant has adequately demonstrated, through the required policy analysis in the response to Criterion A, that the request would be generally more advantageous to the community as articulated in the Comprehensive Plan. The response to criterion B is sufficient.
- C. Criterion C: The subject site is located in an Area of Consistency. Criterion C does not apply.
- D. Criterion D: The applicant provided a thorough discussion of the uses that would become permissive in the MX-T zone and addressed the issue of potential harm to adjacent property, the neighborhood, or the community. The applicant points out that possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use

standards and regulations identified in the Integrated Development Ordinance. The applicant also states that permissive uses that could be construed as having possible harmful effects such as a club or event facility, light vehicle repairs or artisan manufacturing are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. They are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The response to Criterion D is sufficient.

- E. Criterion E: Requirement 1 applies. The applicant states that existing infrastructure and public improvements would have adequate capacity to serve development made possible by the proposed zone change. However, if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them. The response to Criterion E is sufficient.
 - F. Criterion F: The subject site is located on Montañño Rd. NW, which the Comprehensive Plan designates as a Major Transit Corridor, but that location is not being used as the primary justification for the request. The applicant has demonstrated that the request furthers a preponderance of applicable, Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion F is sufficient.
 - G. Criterion G: The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies (Criteria A, C, and D) and does not conflict significantly with them. The response to Criterion G is sufficient.
 - H. Criterion H: The request would result in a justified spot zone because it would act as a transition between adjacent zoning districts and it facilitates implementation of the Comprehensive Plan by allowing uses that are appropriate and preferred along the Major Transit Corridor and furthers all applicable policies of the Comprehensive Plan cited above. It will provide the needed scale for office use in this area. The response to Criterion H is sufficient.
- 9. The zone map amendment is adequately justified pursuant to the IDO Review and Decision criteria for zone changes in 14-16-6-7(F)(3). The policy analysis demonstrates that the request furthers a preponderance of applicable Goals and policies and does not conflict with them.
 - 10. The affected neighborhood organizations are the Los Poblanos NA and North Valley Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
 - 11. No neighborhood representatives requested a meeting but there were calls and emails inquiring more information on what was being proposed on site. There were no major concerns that arose from the inquiry calls/emails. There has not been any known opposition to this request.

RECOMMENDATION - RZ-2020-00022, September 10, 2020 - Zoning Map Amendment (Zone Change)

APPROVAL of Project #: 2020-004194 Case #: 2020-000022 a zoning map amendment from R-1C to MX-T, for an approximately 1.33-acre site legally described as all or a portion of LT

**5A PLAT OF LT 5A Plat of LTS 5A & 5B North Fourth Street Homesites ADDNBEING A
REPL OF LT 5, located at 602 Montañño Rd. NW, between Villa Canela Ct. NW and the
Hardwood Lateral, based on the preceding Findings and subject to the following Conditions.**

Linda Rumpf

*Linda Rumpf
Staff Planner*

Notice of Decision cc list:

Liste will be finalized subsuequent to the EPC hearing on September 10, 2020.

Project #2020-004194, RZ-2020-00022– Zoning Map Amendment (Zone Change)

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

Because the site is within an Area of Consistency, the primary consideration for this case seems to be whether the site has more relationship to the residential neighborhood south of Montañito and west of the Harwood Lateral that abuts the site on the east (which would argue against the zone change request and for the continuation of R-1 zoning and residential uses on the site) or to the non-residential activity lining Montañito north of the site and on both sides of Montañito east of the site (which would argue that the zone change request is consistent with this already-established non-residential activity along the Montañito corridor).

The EPC should carefully consider whether the requested zoning map amendment is consistent with the existing pattern of non-residential activity lining Montañito Rd. or whether it undermines the consistency of the residential character of the surrounding neighborhood to the west and south.

Transportation Development Services

No objection to the request

MUNICIPAL DEVELOPMENT DEPARTMENT (MDD) TRANSPORTATION

No comments

PARKS AND RECREATION DEPARTMENT

No comments

TRANSIT DEPARTMENT

Case Number	Brief Description of Request	Transit Corridor?	Transit Route?	Current Service/Stops	Comments/Support/Requests
Project #2020-004194 RZ-2020-00022	Zone Map Amendment from R-1C to MX-L for 1.33 acres at 602 Montañito Road	On the Montañito Road Major Transit Corridor and proximate to the Fourth Street Multi-Modal Corridor	Fixed Route 157 runs east-west on Montañito Road from the Northwest Transit Center to Kirtland Air Force Base by way of the Montañito Rail Runner station; Fixed Route 10 runs north-south on 4th Street between the ATC and the Raymond Sanchez Community Center	There are stop pairs for both routes at the 4th Street/Montañito intersection about 1/4 mile from the site.	No comment

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comment to the proposed zone change. The site is currently receiving service.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG) / MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments.

For informational purposes:

- Montano Rd. is listed as primary transit in the Long-Range Transit System.
- Montano Rd. is functionally classified as a Principal Arterial roadway in the subject area.

• Montano Rd. is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

Appendix G of the MTP recommends the following as it relates to the proposed project:

- o Adopt mixed-use and higher-density zoning along transit corridors to support ridership

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

**Conditions for approval for Project #2020-004194 (RZ-2020-00022) Zoning Map Amendment (Zone Change)
Located at 602 Montano Rd. NW between Montano Rd NW and Hardwood Lateral)**

1. It is the applicant's obligation to abide by any conditions or terms of any PNM easements.
2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
3. The developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.
4. It is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT does not have any comments at this time

APPENDIX

PHOTOS



Site – 602 Montano RD NW



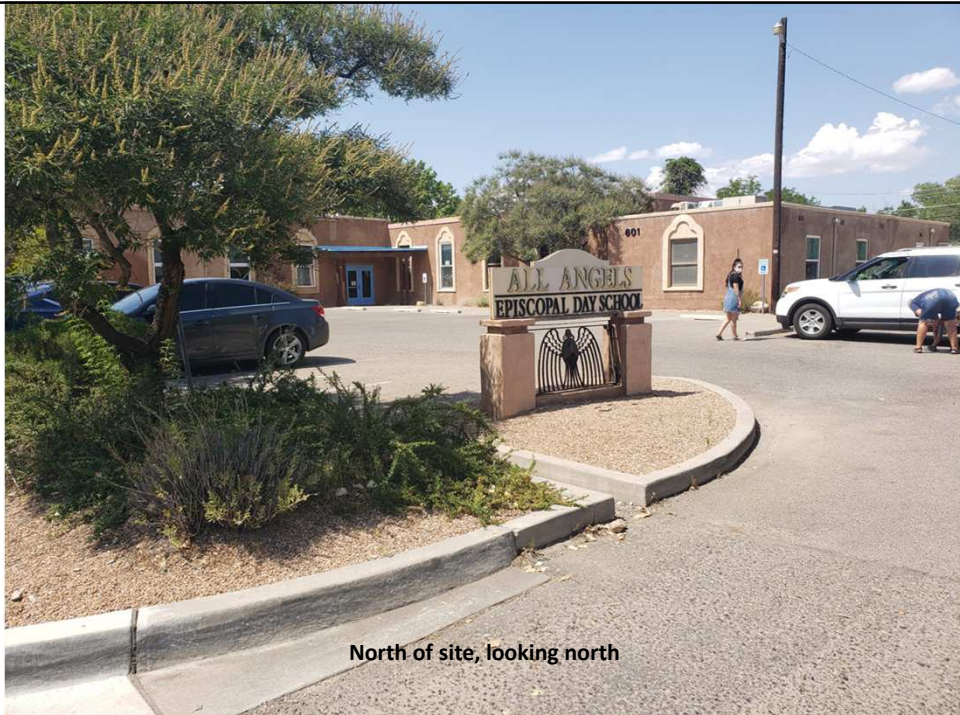
Montano westbound, east of site



Bridal shop, Montano westbound, east of site



Salon, Montano westbound, west of site



North of site, looking north



North of site, looking north

APPLICATION INFORMATION



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: ABQ Living Inc 401K Profit Sharing Plan		Phone: 505-600-9114
Address: 1939 Avenida Las Campanas NW		Email: Joemaez@gmail.com
City: Los Ranchos	State: NM	Zip: 87107
Professional/Agent (if any): Modulus Architects, Inc. C/O Angela Williamson, CEO		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: ABQ Living 401K and Profit Sharing Plan	

BRIEF DESCRIPTION OF REQUEST

Amend the current zoning from R-1C to MX-L.

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

Lot or Tract No.: 5A	Block:	Unit:
Subdivision/Addition: North Fourth Street Homesites ADDN	MRGCD Map No.:	UPC Code: 101406136025641913
Zone Atlas Page(s): F-14-Z	Existing Zoning: R-1C	Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): +/- 1.33

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 602 Montano RD NW ABQ 87107	Between: Montano Rd NW	and: Harwood Lateral
--------------------------------------------------	------------------------	----------------------

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

C37155

Signature: Regina Okoye	Date: 7/30/20
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

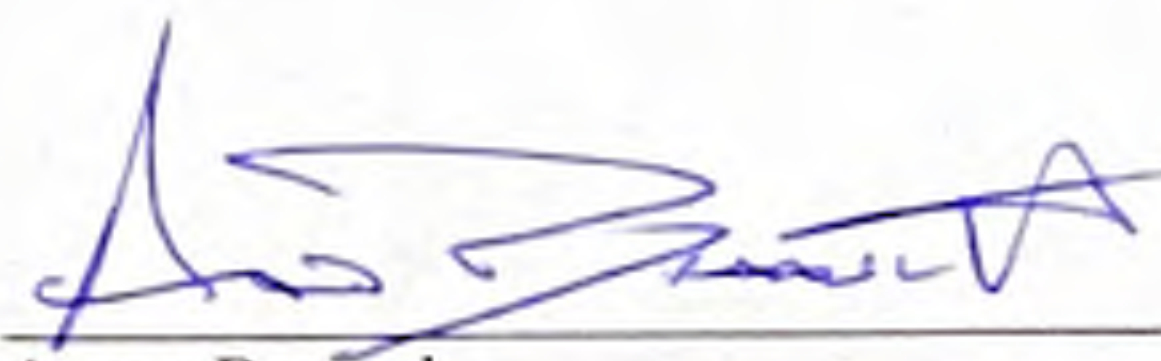
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

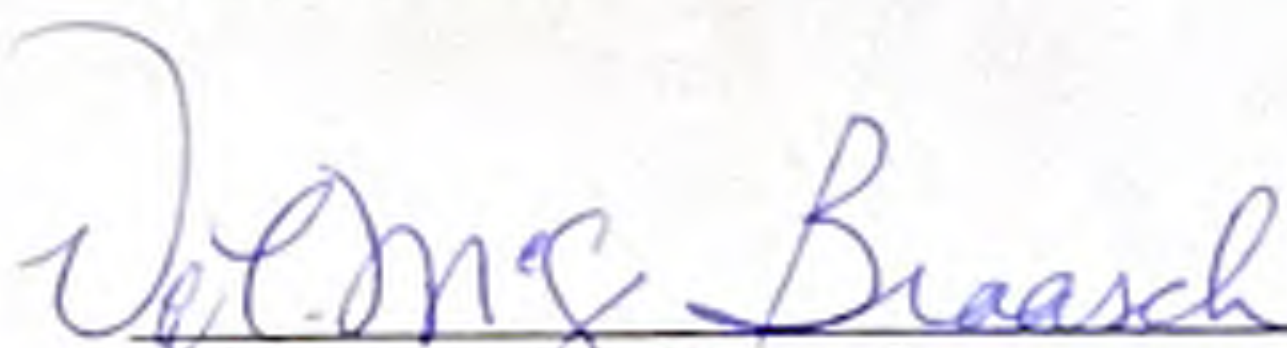
QUITCLAIM DEED

Aaron Braasch and Valerie McCoy Braasch, husband and wife, for consideration paid, quitclaim to ABQ Living Inc 401 K Profit Sharing Plan, whose address is 1939 Avenida Las Campanas NW, the following described real estate in Bernalillo County, New Mexico: Albuquerque, NM 87120

Lot numbered Five-A (5-A) of North Fourth Street Homesites Addition, to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 1, 1988 in Volume C37, folio 155.

Witness 2 hand(s) and seal this JUNE 2020.


Aaron Braasch (Seal)


Valerie McCoy Braasch (Seal)

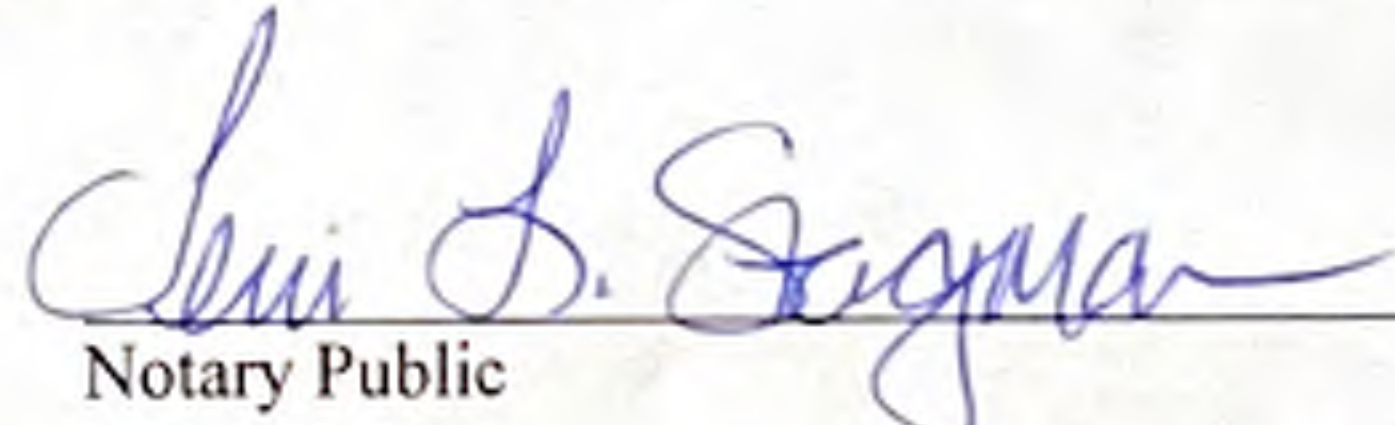
ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

This instrument was acknowledged before me on 6/26/2020, by Aaron Braasch and Valerie McCoy Braasch.

My Commission Expires: 3/19/2021

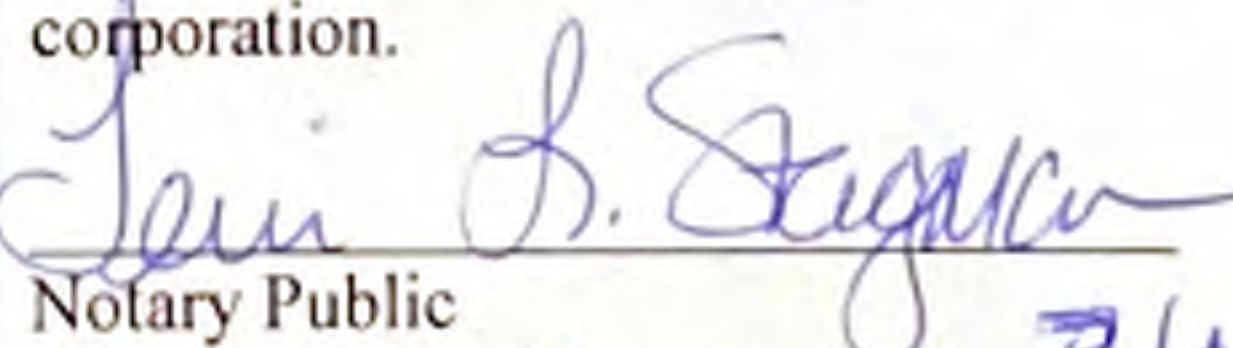

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Sandoval

This Instrument was Acknowledged before me on 6/26/2020 by _____ of _____, a _____ corporation, on behalf of said corporation.


Notary Public
My Commission Expires: 3/19/2021



Form Z: Policy Decisions

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

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

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

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature: Regina Okoye

Date:

Printed Name: Regina Okoye

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-121 Date: 7/27/20 Time: N/A (sent via email to awilliamson@modulusarchitects.com)

Address: 602 Montano RD NW

AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Charles Maestas (cdmaestas@cabq.gov)

Fire Marshall: Bob Nevárez (rnevarez@cabq.gov) (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

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 change from R-1C to MX-L

SITE INFORMATION:

Zone: R-1C

Size: 1.3 acres

Use: Low-density residential

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: Major Transit (Montano)

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5, page 225

MR Area: x

Landscaping: 5-6, page 251

Street Trees: 5-6(D)(1), page 258

Use Specific Standards: Allowable Uses, Table 4-2-1, p. 130

Dimensional Standards: Table 5-1-1: Residential Zone District Dimensional Standards, p. 190

*Neighborhood Organization/s: North Valley Coalition

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

PROCESS:

Type of Action: 6-7(F) Zoning Map Amendment – EPC, pg. 426

Review and Approval Body: EPC Is this a PRT requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-121 Date: xxx Time: N/A (sent via email)

Address: 602 Montano RD NW

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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.

- Linda Rumpf, lrumpf@cabq.gov

Development Services Comments

Please contact Jay Rodenbeck for information on how to submit files electronically. He can be reached at jrodenbeck@cabq.gov.

Zoning Comments

- 602 Montano Rd NW, Lot 5A, Block 0000, North Fourth Street Homesites Addn subdivision, zoned R-1C
- Applicant is proposing a zone change from R-1C to MX-L.
 - **Process:** 6-7(F) Zoning Map Amendment – EPC, pg. 426

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3850 option 8.

-Charles Maestas and Carl Garcia

Transportation Development comments

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.

Clear Sight Triangle at Access Points and Intersections

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-121 Date: xxx Time: N/A (sent via email)

Address: 602 Montano RD NW

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.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- 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.)
- 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

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum of 100 vehicles entering or 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.
2. 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/Public Infrastructure Requirements for Roadways (IF APPLICABLE)

1. 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.
2. 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.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.

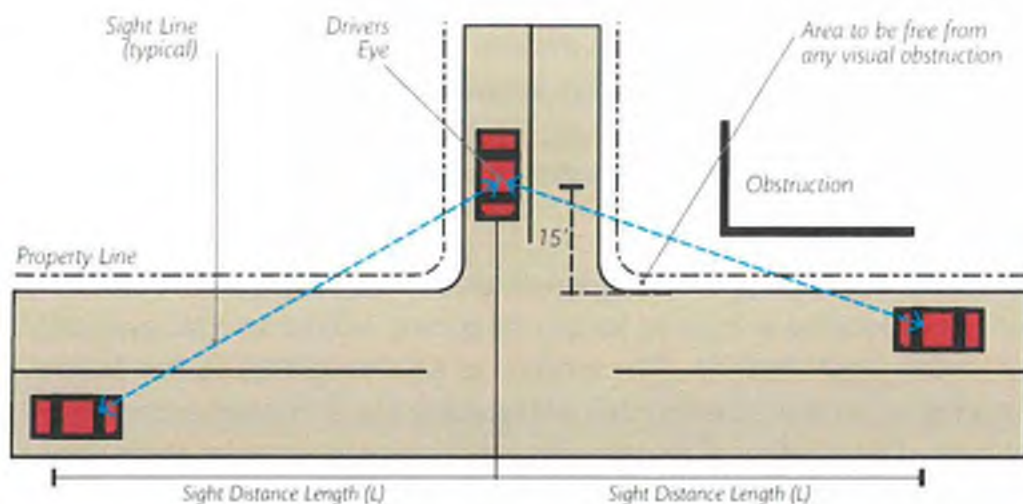
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-121 Date: xxx Time: N/A (sent via email)

Address: 602 Montano RD NW

4. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
5. 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.
6. 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 conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov

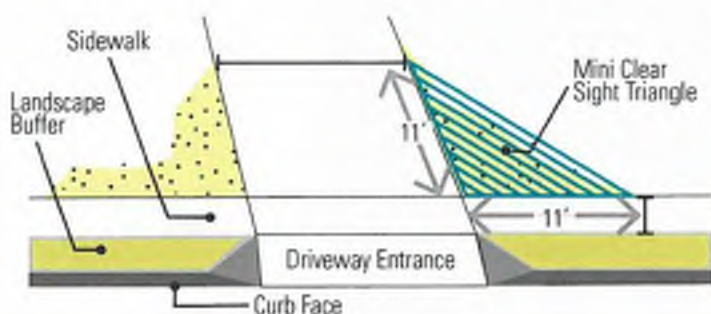
Figure 3.9.5-2 Intersection Sight Distance**Table 3.9.5-2 Minimum Intersection Sight Distance**

Speed Limit (mph)	Minimum Intersection Sight Distance (ft)					
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' Median		4 Lane Undivided	
	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn
20	230	200	240	200	250	200
25	280	240	300	240	320	240
30	340	290	360	290	380	290
35	390	340	420	340	440	340
40	450	390	480	390	500	390
45	500	430	530	430	570	430
50	560	480	590	480	630	480

3.9.5.4 Mini Clear Sight Triangle

Driveways need to maintain the mini sight triangle as shown in Figure 3.9.5-3. This triangle starts at the sidewalk and measures 11 feet on a side.

Figure 3.9.5-3 Mini Clear Sight Triangle



3.9.5.5 Visibility for Site Entrances and Driveways

Site entrances and driveways shall be designed to preserve the clear sight triangle free of visual obstruction as described in section 3.9.5.3 and 3.9.5.4 above.

3.9.5.6 Sight Distance Note

The following note is required in all site plans: Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

3.9.5.7 Objects Permitted in the Clear Sight Triangle

Objects, that may be located in the sight triangle, include, but are not limited to, hydrants, utility poles, utility junction boxes, and traffic control devices provided these objects are located to minimize visual obstruction. Objects under eight inches (8") wide may be allowed.

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

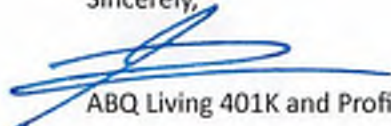
**RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST - 602 MONTANO RD NW
ALBUQUERQUE NM 87107**

To Whom It May Concern,

ABQ Living 401K and Profit Sharing Plan hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 602 Montano RD NW, Albuquerque NM, 87107 and legally described as: LT 5A PLAT OF LTS 5A & 5B NORTH FOURTH STREET HOMESITES ADDNBEING A REPL OF LT 5 CONT 1.3311 AC +/- / 57,983 SQ FT +/-.

This authorization is valid until further written notice from ABQ Living 401K and Profit Sharing Plan or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,



ABQ Living 401K and Profit Sharing Plan

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 7/16/20 ZONE ATLAS PAGE(S): F-14-Z

CURRENT:

ZONING R-1C

PARCEL SIZE (AC/SQ. FT.) 1.33 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 5A BLOCK # _____

SUBDIVISION NAME North Fourth Street Homesites ADD

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE ☒: From R-1C To MX-L

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN: N/A

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☒

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: N/A

BUILDING SIZE: N/A (sq. ft.)

**Amendment to
Zoning Map**

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

APPLICANT OR REPRESENTATIVE Regina Okoya

DATE 7/16/2020

(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes: Traffic study not required for zoning change.

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

M. P. E.

7/17/2020

TRAFFIC ENGINEER

DATE

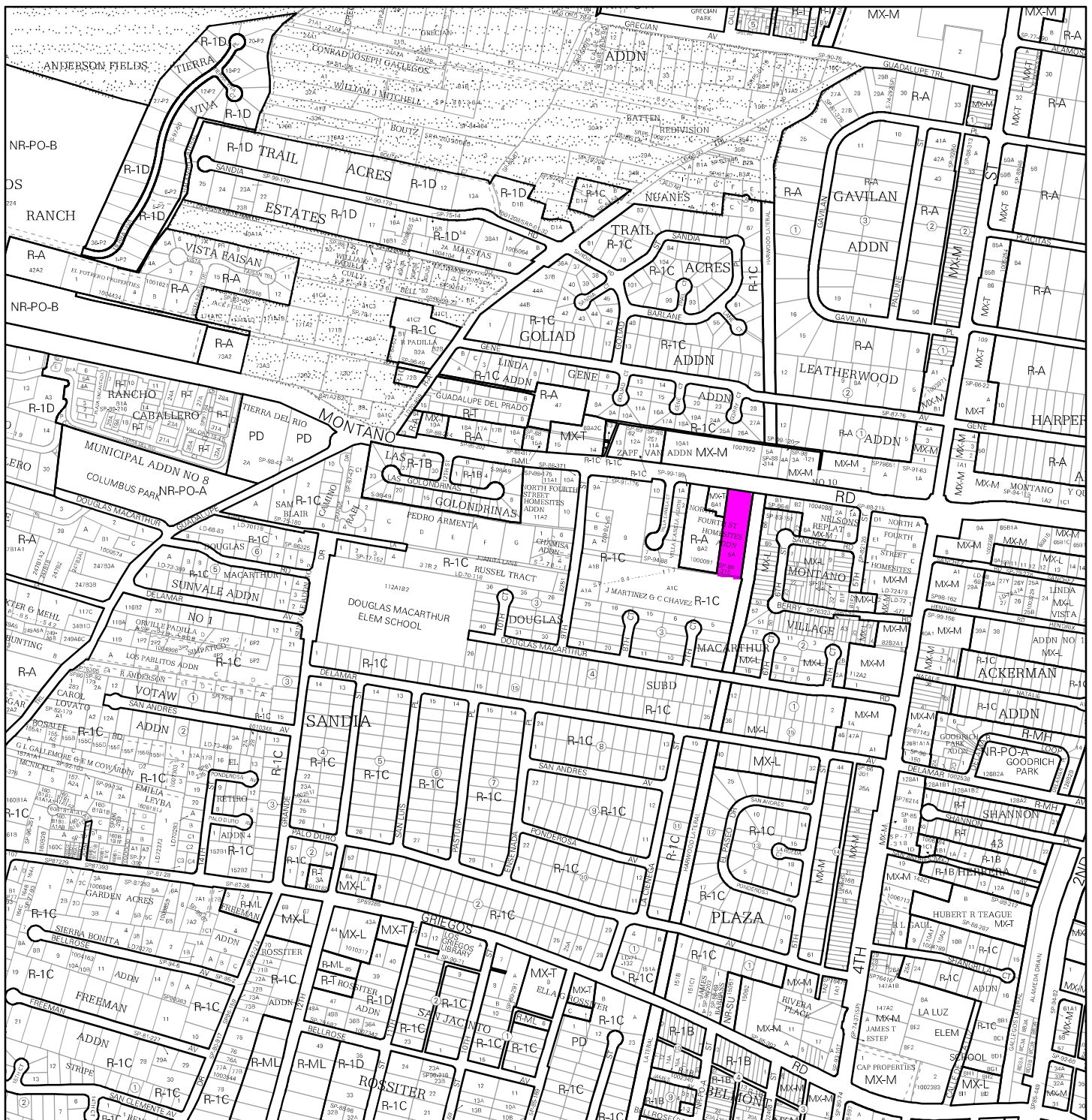
Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

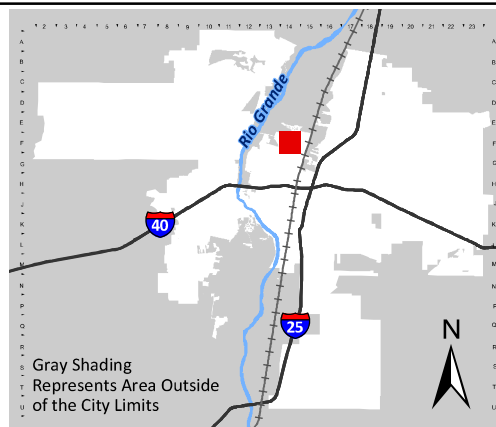
Revised January 20, 2011











IDO Zone Atlas

May 2018

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

Zone Atlas Page:
F-14-Z

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



Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

July 30, 2020

RE: NEIGHBORHOOD MEETING DENIAL

ZONE MAP AMENDMENT – EPC

602 MONTANO RD NW ALBUQUERQUE, NM 87107

**LEGALLY DESCRIBED AS: LT 5A PLAT OF LTS 5A & 5B NORTH FOURTH STREET HOMESITES
ADDNBEING A REPL OF LT 5 CONT 1.3311 AC +- / 57,983 SQ FT +-**

Dear Mr. Chairman,

Los Poblanos NA, North Valley Coalition and property owners within 175 feet of the subject site were notified of the request. There was not a request for a neighborhood meeting, rather calls and emails inquiring more information on what was being proposed on site. There was no major concerns that arose from the inquiry calls/emails. The members and/or property owners wanted to know what we are proposing on site and wanted to know the details of this request. There has not been any known opposition to this request.

Sincerely,

Angela M. Williamson, CEO/Principal (Agent)
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com

Rumpf, Linda

From: Angela Williamson <awilliamson@modulusarchitects.com>
Sent: Tuesday, September 1, 2020 11:17 AM
To: Rumpf, Linda
Cc: Brito, Russell D.; Regina Okoye
Subject: Zone Map Amendment for 602 Montgomery

Good morning Linda,

Please accept this formal request to change our Zone Map Amendment from the current request of MX-L to MX-T for consideration by the Environmental Planning Commission.

Thank you,
Angela (Agent)

Angela M. Williamson, CEO/Principal

Modulus Architects & Land Use Planning, Inc.

100 Sun Ave NE, Suite 600

Albuquerque, New Mexico 87109

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

Email: awilliamson@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Find me on LinkedIn: [Angela LinkedIn Profile](#)



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

MX-T Permissive Uses

Dwelling, single-family detached
Dwelling, cottage development
Dwelling, townhouse
Dwelling, multi-family
Community residential facility, small
Community residential facility, large
Adult or child day care facility
Elementary or middle school
Museum or art gallery
Religious institution
Community garden
Residential community amenity
Hotel or motel
Medical or dental clinic
Personal and business services, small
Residential community amenity
Utility, electric
Freestanding

Dwelling, cluster development
Dwelling, two-family detached (duplex)
Dwelling, live-work
Assisted living facility or nursing home
Community residential facility, medium
Group home, small
Community center or library
High school
Parks and open space
Vocational school
Health club or gym
Bed and breakfast
Bank
Office
Research or testing facility
Solar energy generation
Utility, other major



Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

July 30, 2020

**RE: ZONE MAP AMENDMENT – EPC
602 MONTANO RD NW, ALBUQUERQUE, NM 87107
LEGALLY DESCRIBED AS: LT 5A PLAT OF LTS 5A & 5B NORTH FOURTH STREET HOMESITES
ADDNBEING A REPL OF LT 5 CONT 1.3311 AC +/- / 57,983 SQ FT +/-**

Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents ABQ Living Inc. 401K Profit Sharing Plan thereafter referred to as “Applicant”. We, “Agent” are requesting approval of a Zone Map Amendment for approximately 1.33 acres legally described as: LT 5A PLAT OF LTS 5A & 5B NORTH FOURTH STREET HOMESITES ADDNBEING A REPL OF LT 5 CONT 1.3311 AC +/- / 57,983 SQ FT +/- . The parcel (the “subject site”) is located at 602 Montano Rd. NW and is +/- 1.33 acres in size, zoned Single-family Zone District (R-1C) and is located on the northeast corner of Montano RD NW and Hardwood Lateral. The subject site is currently a +/-4,067 sf vacant single-family residence.

The purpose of this Zone Map Amendment is to change the current zoning of R-1C (Residential –Single-Family Zone District). The purpose of this letter is to provide the very pertinent background, policy support and justification for the proposed Zone Map Amendment request. This request is for a Zone Map Amendment from R-1C to MX-L (Mixed-Use-Low Intensity Zone District). The subject property is currently developed as a vacant +/-4,067 sf single-family home that we intend is to renovate into a commercial office. There will be no additional square footage added to the building, rather remodel the existing building, while keeping the unique architecture of the development. The subject site is located between neighborhood scale commercial developments. Adjacent to the west side of the property is a commercial day spa/salon, adjacent to east is an office followed by all commercial uses moving further east. This is the also the case for the properties across the street that includes an insurance office and church. Our request would allow us to maintain this scale of commercial development which would be more appropriate for this location. The approval of this request would allow the owner to renovate the existing residence into a leasable office space.

The single family home was built in 1951 and the original home owners resided in the home until the time of their passing in 2018. Several years prior to this, the home owners did a reverse mortgage with the United States Housing and Urban Development program which retained ownership until such time as our client purchased the property. The home has remained vacant since 2018 however the the condition of the home is in poor condition. Our client purchased this property with the intention of renovating the structure for his commercial office.

Although zoned R1-C and developed as a single family residence, it is clearly in a commercial corridor with commercial uses on both sides and across the street. These uses include a hair salon, retail shopping, a storage facility, MVD Now, Circle K and a Church.



This site is within Montano Rd Major Transit Corridor and in an Area of Consistency. The purpose of the MX-L zone is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses. The MX-L zone is appropriate in this location and would allow the vacant development to be used in a way that is consistent with the surrounding developments.

Figure 1: Subject Site (Highlighted in Blue)



PROPOSAL

This Zone Map Amendment (Zone Change) request seeks to rezone the subject property from R-1C to MX-L. The subject site is approximately +/- 1.33 acres and is located on the northeast corner of Montano RD NW and Hardwood Lateral and is within Near North Valley Community Planning Area(CPA). The MX-L zone district is more in line with redeveloping this property than what is currently allowed and will be more advantageous to the community as articulated by the ABC Comp Plan goals and policies (*in italics*) and are furthered by the proposed zone change (**in bold**) noted in our “Policy Analysis” portion of this letter.

The purpose of the existing R-1C zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. Primary land use includes single-family detached homes on individual lots with limited institutional uses to serve the surrounding residential area.

The proposed MX-L zone permits a wide array of low-intensity retail, commercial, and moderate-density residential uses. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. The MX-L zone is appropriate in this location and would allow the vacant development to maintain and be consistent with the surrounding scale of commercial developments.

This site is within a Major Transit Corridor and in an Area of Consistency. This site has more relation to the non-residential activity lining Montano north of the site and on both sides of Montano east of the site. This is because the site is located less than 300 ft. from the boundary of 4th St. Main Street Corridor and is surrounded by a sea of mixed use developments; which makes the opportunity for low intensity commercial development at this site so important and meets the very intent and focus of the Comprehensive Plan Goals and Policies for this area. This request will be consistent with the already-established non-residential activity along the Montano corridor, not allowing for any changes to this Area of Consistency.

According to the Connections 2040 Metropolitan Transportation Plan (MTP) it is recommended to “Adopt mixed-use and higher-density zoning along transit corridors to support ridership”. This recommendation is an identified pathway that the MTP goals procured during the Connections 2040 processes. The MTP is region’s

long-range transportation plan that identifies transportation challenges that the Albuquerque Metropolitan Planning Area (AMPA) will face over the next 20 years and presents strategies for addressing them. This plan found a strategies for transit corridors, foreseeing a successful future. This site being within Montano Road Major Transit Corridor, will be a great site for the use of a mixed-use zone and will fall in line with the vision of the MTP.

CONTEXT

The subject site includes approximately +/-1.33 acres located on northeast corner of Montano Rd NW and Harwood Lateral. The site is in Area of Consistency and is currently developed with a single-family residence that has been vacant for about one (2) years. The subject site is within the Near North Valley Community Planning Area and is just east of the 4th St, which is classified as a Main Street Corridor. The land use is classified as Low-Density Residential.

The area is characterized predominantly by single-family homes and mixed use neighborhood scale commercial developments. Adjacent to the west of the home (subject site) is a commercial day spa/salon, adjacent to east is an office followed by all commercial uses moving further east. This is also the case for the properties across the street that includes an insurance office and church.

The subject property is currently a vacant +/-4,067 residence that we would like to renovate for commercial use. To be specific, the intent is to renovate the existing home into an office and/or offices+.. The current R-1C zoning would not allow for a use of an office on this site. There will be no additional square footage added to the building, rather remodel the existing building.

Figure 2: South View of Subject Site



Figure 3: Existing Church to the North of Site



Figure 4: West View of Subject Site



Figure 5: East View of Subject Site



EXISTING IDO ZONING

The purpose of the existing R-1C (Single-family Zone District) district is to provide for neighborhoods of single-family homes on individual lots 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 in the existing area include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

This community is not considered a “neighborhood of single-family homes,” rather a mix of uses in close proximity. The mixed use zoning is greatly surrounding the subject site. This request would allow the amended MX-L zoning to be consistent with the community, which falls in line with the City Development Area (Area of Consistency).

PROPOSED IDO ZONING

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Further development is subject to IDO regulations for process and development standards (process per Section 6-5(G) Site Plan – Administrative), as well as the DPM.

The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity. The exact definition of the MX-L zone falls in line with this request and the subject site’s location and intent to provide neighborhood-scale convenience needs. The Comprehensive Plan and IDO encourages mixed-use communities and options in development to support market demand.

Permitted Uses Are:

This Zone Map Amendment requests seeks to rezone the subject property from R-1C to MX-L. The MX-L zone district is clearly more in line with redeveloping this property and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies noted in our policy justification portion of this letter and are furthered by the proposed zone change (**in bold italics**). The requested MX-L zone permits a variety of commercial uses to provide more convenient goods the surrounding neighborhoods.

The requested MX-L zone will allow for redevelopment that is more direct and consistent with the surrounding zoning and land uses as demonstrated below.

POLICY ANALYSIS

6-7(F) ZONING MAP AMENDMENT – EPC

6-7(F)(3) Review and Decision Criteria

An application for an Amendment to Official Zoning Map shall be approved if it meets all of the following criteria:

- 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.

Response:

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

CHARACTER

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

- a) *Respect existing neighborhood values and social, cultural, recreational resources.*

Response:

The subject site is located within an Area of Consistency, a Major Transit Corridor and is within Near North Valley Community Planning Area. A Community Planning Area distinctively defines each area. This Zoning Map Amendment will fall in line with the district characteristics of the Near North Valley community. Future developments will follow the IDO standards and the standards not deviating from the vision of this community. The request furthers Policy 4.1.1.

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. [ABC]

Response:

Future development on the subject site under the MX-L zone, which this request would make possible, would be subject to IDO requirements including Neighborhood Edges (14-16- 5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

Goal 4.3 City Community Planning Area

Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

Response:

This request for a Zoning Map Amendment with further this Goal because MX-L zoning allows for a wider array of developments for the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protection to allow the site to develop with identity of the existing community. They will also keep future developments consistent, while protecting the surrounding community.

The Near North Valley CPA is centered on extensive vegetation, evidence of its historic Hispanic traditions, mature trees, culture and tradition. The existing site has extensive vegetation and mature trees that really sets it apart. The beautiful landscaping will be preserved and is cherished not only by the property owner but also by adjacent neighbors because of its beauty. The existing traditional architecture of the home will also be preserved and upgraded to accommodate for the office building. We intend to do minimal exterior cosmetic work because we want to keep the structure in line with the CPA and the Area of Consistency. The CPA also focuses on mixed land uses, including industrial and commercial uses, along major streets. Montano is classified as an Urban Principal street and this neighborhood scale commercial development will fall in line with the definition above.

Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM.

The request further Goal 4.3.

CHAPTER 5: LAND USE

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

POLICY 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Response:

The request furthers Policy 5.1.1 and Policy 5.1.1(c) because the range of mixed uses permitted by the requested MX-L zone within a Major Transit Corridor (Montano Rd) and near a Main Street Corridor/Multi-modal Corridor (4th St) will contribute toward the growth of the surrounding community. The requested MX-L zone will encourage employment density, compact development, redevelopment, and infill in this area. The request would also provide for employment and services without requiring driving. The request furthers Policy 5.1.1 and Policy 5.1.1(c).

Action 5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

Response:

The property is located in a Major Transit Corridor in close proximity to a Main Street Corridor/Multi modal Corridor (4th St). The ability to redevelop the property in the future is crucial in maintaining the land use trends in the community. This redevelop will continue to provide employment and services necessary to create opportunities to live, learn and work. The location is most appropriate to accommodate redevelopment and encourage employment density in an infill location, in a Transit Corridor, and thus discourage the need for development at the urban edge. The request furthers Action 5.1.1.4.

Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Response:

The subject site is located in a designated Major Transit Corridor, and within an Area of Consistency. The purpose of the MX-L zone is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Relative to the surrounding area, the neighborhood scale commercial developments that the request would make possible would be along this Major Transit Corridor and would be in line with the surrounding area. The request furthers Policy 5.1.2.

POLICY 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

Response:

This policy is furthered by the MX-L zone. The requested MX-L zone will allow for a wide range of low intensity, commercial, retail, institutional, and public services. This site is an ideal location for an MX-L zone and will be in line with the surround zone districts and land uses. The request furthers Policy 5.1.6(b).

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

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

POLICY 5.2.1 (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

Response:

This request furthers Goal 5.2, Policy 5.2.1 and Policy 5.2.1(a) because the proposed Zone Map Amendment request for the MX-L zone would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Consistency in Near North Valley Community Planning Area. The request would make possible the redevelopment of the existing residential home into a commercial use (office) along Montano Rd with close proximity to the surrounding neighborhoods on the north, south, and east sides of this subject site. The subject site is conveniently accessible from surrounding neighborhoods. The redevelopment of this site into a commercial use will brings additional goods and services within walking and biking distance of the neighborhoods. The location will offer choice services and employment and provides excellent access and connectivity for the surrounding neighborhoods. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. The request furthers Goal 5.2, Policy 5.2.1 and 5.2.1.

POLICY 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Response:

The requested MX-L zone furthers this policy by allowing for low intensity commercial and mixed uses in an area surrounded by single-family developments. The MX-L zone is compatible and desirable in form and scale to the surrounding developments, which includes neighborhood scale commercial developments adjacent to the subject site. On the west side of the home is a commercial day spa/salon, adjacent to east is an office followed by all commercial uses moving further east. This is also the case for the properties across the street that include an insurance office and church. Our request would allow the existing structure to develop into an office, while adding this complementary use to the surrounding properties and it will maintain the scale of commercial development, which would be more appropriate for this location. The request furthers Policy 5.2.1(h).

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.

POLICY 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Response:

The request furthers Goal 5.3 and Policy 5.3.2 because this property is well serviced by existing infrastructure and other public facilities including access roads, water, sewer, and a community park. In addition, the subject site is surrounded by existing mixed use zoning; therefore, the requested MX-L zone will maximize an efficient, development pattern of mixed uses on an infill property. The request furthers Goal 5.3 and Policy 5.3.1.

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

- a) *Ensure that development reinforces the scale, intensity, and setback of the immediately surrounding context.*

Response:

Future development of this site will be subject under MX-L zone and subject to the IDO requirements including Neighborhood Edges (14-16-5-9), the non-residential zone dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These standards will protect and enhance the character of existing single-family neighborhoods. It will allow this vacant home to redevelop increasing the aesthetics of the community while protecting its character. The requested MX-L zone will offer an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the character and intensity of the surrounding area. This request furthers Policy 5.6.

POLICY 5.6.2 (b): Encourage development that expands employment opportunities.

As mentioned before, the designation of MX-L zoning will encourage commercial and institutional development that will expand employment opportunities in the area. This request furthers Policy 5.6.2 (b).

CHAPTER 7: URBAN DESIGN

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian development in urban contexts, and increase pedestrian safety in auto-oriented context.

Policy 7.2.1: Walkability: Ensure convenient and comfortable pedestrian travel. [ABC]

Response:

The redevelopment of this site will allow residents in the community to have more community necessities while adding to the communities existing commercial developments. This will in turn promote walking to more convenient locations within their community. The redevelopment of this site will encourage a pedestrian-friendly community. This request furthers Goal 7.2 and Policy 7.2.1.

- b) *Policy 7.3.4: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC] Promote building and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designated, appropriately located, and consistent with the existing development context and neighborhood character. [A]*

Response:

The request furthers Policy 7.3.4 and Policy 7.3.4 (b) because the requested MX-L zone will permit

mixed uses in an infill location. IDO regulations will encourage the redevelopment enhancing the built environment and will be compatible with the character of the surrounding context and similar in height mass and volume to adjacent development. The proposed offices will not be adding square footage but rather renovate what is existing. The request furthers Policy 7.3.4 and Policy 7.3.4(b).
POLICY 7.3.5

Development Quality: Encourage innovative and high-quality design in all development. [ABC]

Response:

The proposed zone change and subsequent redevelopment is being led by Modulus Architects, Inc. a local architecture firm with a long history of high-quality design such as the rebirth of Winrock Town Center, Sierra Vista Shopping Center which was the former Kmart at Montgomery and Eubank and West Central Plaza, the former Kmart at Central and Atrisco. The request furthers Policy 7.3.5.

CHAPTER 8: ECONOMIC DEVELOPMENT

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

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

POLICY 8.1.2

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

Response:

This request furthers Goal 8.1, Policy 8.1.1 and Policy 8.1.2 because this request for a Zone Map Amendment to MX-L will foster a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to Near North Valley Community Planning Area. The use being proposed is an office. This request will help to reduce barriers to infill, redevelopment, and adaptive reuse in urbanized areas. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. The request furthers Goal 8.1, Policy 8.1.1 and 8.1.2.

POLICY 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

Response:

This request furthers this Policy by allowing for future redevelopment of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending. This request furthers Policy 8.1.3.

As demonstrated in our narrative policy, the proposed zone map amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-7(f)(3) Review and Decision Criteria (continued)

___ B. ___ If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the

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

Response:

The proposed amendment is located in an Area of Consistency (as shown in the ABC Comp Plan). Our justification demonstrated that criteria c would be most suitable for our application. The amendment would be more advantageous to the community since many of the ABC Comp Plan goals and policies will be furthered as articulated in the policy analysis section above. This proposed zone change will allow for implementation of redevelopment and implementation of patterns of land use that are consistent with the Comp Plan conditions and historic land use, development density and intensity and connectivity as a designation for employment and services.

- D. If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error (as opposed to an error in the judgment of the approving body) 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 Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

This criterion is not applicable as the proposed amendment is wholly in an Area of Consistency as shown on the ABC Comp Plan.

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

Response:

The requested MX-L zone permits a variety of commercial uses plus the potential for residential uses from townhouse to higher density multifamily, as well as an efficient process of development. We are proposing a neighborhood scale commercial development by renovating the existing development into an office. The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity. The Comprehensive Plan and IDO generally encourage mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. In addition, IDO regulations will provide design controls for both high-density

residential and commercial development.

The permissive uses from the R-1C zoning designation and the MX-L zoning designation will allow for commercial uses as well as residential uses. There are similarities and differences with the existing and proposed zones. For discussion, I have outlined the permissive uses in MX-L in the following bullet list as identified in Table 4-2-1 of the IDO (Allowable Uses):

MX-L Permissive

Dwelling, Townhouse	Dwelling, live-work
Dwelling, multi-family	Assisted living facility
Community residential facility small	Community Residential facility medium
Community residential facility, large	Group home, small
Group home, medium	Sorority or fraternity
Adult or child day care facility	Community center or library
Elementary or middle school	High school
Museum or art gallery	Parks and open space
Religious institution	Vocational school
Community Garden	Veterinary hospital
Other pet services	Health club or gym
Residential Community amenity	Restaurant
Other indoor entertainment	Hotel or motel
Car wash	Light vehicle repairs
Paid parking lot	Parking structure
Bank	Club or event facility
Commercial services	Medical or dental clinic
Office	Personal business, small
Research or Testing Facility	Residential community amenity
Bakery goods	Farmers Market
General retail, small	Grocery store
Artisan manufacturing	Solar energy generation
Utility, electric	Utility, other major
Freestanding	

This property is underutilized and has stayed vacant. This zone map amendment will be a positive change as compared to if the property were to stay in its current condition. This opportunity to develop will provide more commercial uses for the area. The proposed office that this request would make possible will bring more employment opportunities into the community. There is one existing access from Montano Rd this access eliminates the need for vehicles to drive through the surrounding neighborhoods to access the project.

Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

Permissive uses that could be construed as having possible harmful effects such as a club or event facility, light vehicle repairs or artisan manufacturing are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. They are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. Future redevelopment on the subject site under the MX-L zone would be subject to IDO requirements including

neighborhood edges (14-16- 5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5- 6-(E)), and building design standards (14- 16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. Additionally, development of this subject site must still go through a rigorous City approval processes at which time the public will be notified and/or engaged.

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

Response:

This request furthers requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development.

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

Response:

The justification provided herein is not based on the property's location adjacent to an Urban Principal Arterial/Major Transit Corridor (Montano RD NW) and within approximately 990ft of a Main Street/Multi-modal Corridor (4th St), but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative. The current zoning request is to allow for future MX-L uses, future development permissive by the MX-L zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent development opportunity and will be in line with the surrounding community. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. While the location of the property is not the main reason for providing justification for commercial zoning, it does provide rationale for why this site is suitable for the proposed MX-L zoning and associated uses. Access and connectivity are important considerations for mixed-use development.

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

Response:

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factor for this zone change request. The requested zone change will allow MX-L uses to develop, thereby providing more commercial, retail, and mixed-use housing choices in an area greatly surrounded by residential developments.

Changing demographics pose both a challenge and opportunity for our region as preferences shift about the kinds of places we live and the transportation options we choose. In general, preferences are shifting toward places that give people options to walk, bike, or take public transportation.

Complete, walkable neighborhoods with a range of housing and amenities make non-auto transportation options safer and more accessible.

Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. Commercial developments in this area will promote and foster sociability while increase daily goods and services for neighboring residents.

- I. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Response:

Application of the MX-L zone does not constitute a spot zone because it is in line with the surrounding zones to the north and east of the subject site. The requested change to MX-L will clearly facilitate implementation of the ABC Comp Plan, as amended, as discussed in the preponderance of goals and policies further by the change.

This Zone Map Amendment qualifies under criteria (1) because the site is surrounded by both mixed use zone districts as well as residential zone districts. To the east of the side it contains a large portion of mixed zoning and the west of the site it contains a large portion of residential zoning. That being said, the site can function as a transition between the adjacent zone districts. This request will fall in line with its surrounding area allowing the request to not alter the Area of Consistency that the site is classified under. Area of Consistency is defined as “An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development”. This request will not alter with the very definition, nor will it disturb the surrounding zone districts. The development of this land will be compatible in scale and character with the surrounding area will adding an extra layer of protection for the surrounding neighborhoods.

CONCLUSION

This is a request for a Zone Map Amendment (Zone Change) for an approximately +/-1.33 acre property located is Albuquerque’s Near North Valley area.

Los Poblanos NA, North Valley Coalition and property owners within 175 feet of the subject site were notified of the request. There was not a request for a neighborhood meeting, rather calls and emails inquiring more information on what was being proposed on site. There was no major concerns that arose from the inquiry calls/emails. The members and/or property owners wanted to know what we are proposing on site and wanted to know the details of this request. There has not been any known opposition to this request.

Future development of this site will be subject under MX-L zoning and subject to the IDO requirements including neighborhood edges (14-16- 5-9), the non- residential zone dimensional standards (Table 5-1-3), buffer

landscaping (14-16-5- 6-(E)), and building design standards (14-16-5-11). These requirements will help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM. This requests will not have any negative effects on the Community Planning Area. This Zone Map Amendment to the MX-L zone will clearly help align the appropriate zone with goals and policies of the Comprehensive Plan.

We respectfully request that the EPC support this request with an approval.

Sincerely,

Angela M. Williamson (Agent)

Angela M. Williamson, CEO/Principal

Modulus Architects, Inc. 100

Sun Ave NE, Suite 600

Albuquerque, New Mexico 87109

Office: 505.338.1499 ext. 1000

Cell: 505.999.8016

Email: awilliamson@modulusarchitects.com

NEIGHBORHOOD INFORMATION

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, July 15, 2020 12:02 PM
To: Regina Okoye
Subject: 602 MONTANO RD NW Neighborhood Meeting Inquiry
Attachments: Zone Atlas.pdf

Dear Applicant:

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Poblanos NA	Don	Newman	don.newman@mac.com	5723 Guadalupe Trail NW	Albuquerque	NM	87107		5053443900
Los Poblanos NA	Karon	Boutz	kjboutz@gmail.com	1007 Sandia Road NW	Albuquerque	NM	87107		5053456002
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:
<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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: Wednesday, July 15, 2020 9:36 AM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.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
Regina Okoye
Telephone Number
5052677686
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects
Company Address
100 Sun Ave NE. Suite 600
City
Albuquerque
State
NM
ZIP
87109

Legal description of the subject site for this project:
LT 5A PLAT OF LTS 5A & 5B NORTH FOURTH STREET HOMESITES ADDNBEING A REPL OF LT 5 CONT 1.3311 AC +/- / 57,983 SQ FT +/-

Physical address of subject site:
602 MONTANO RD NW ALBUQUERQUE NM 87107

Subject site cross streets:
Montano Rd NW and Harwood Latereral

Other subject site identifiers:
This site is located on the following zone atlas page:
F-14-Z

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

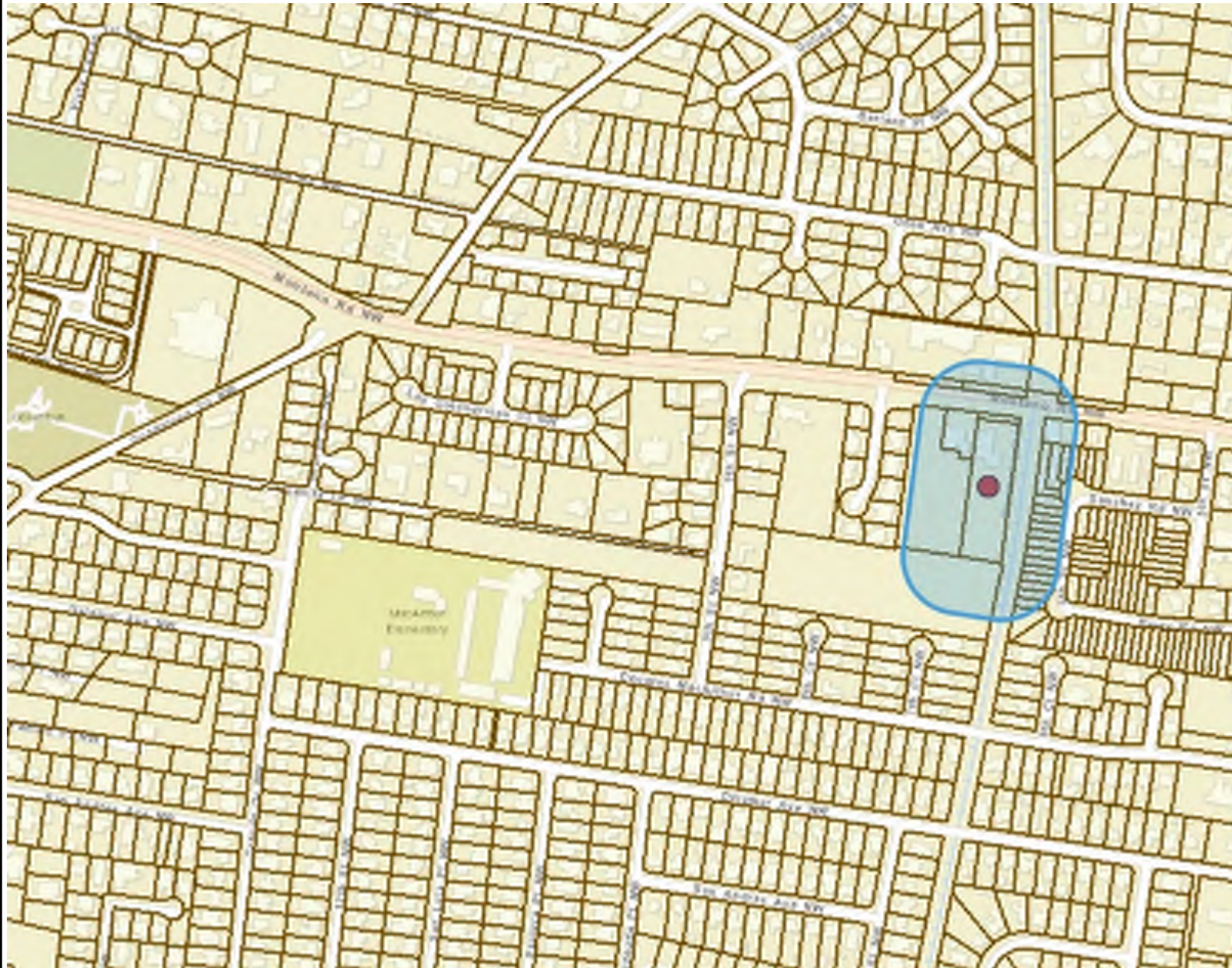


602 MONTANO RD NW



Legend

■ Bernalillo County Parcels



Notes

Buffer Map: 175 Ft.
ROW Montano: 75 Ft.

908 0 454 908 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/15/2020 © City of Albuquerque

1: 5,448

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

1000 LIGHTS LLC
963 NICKLAUS DR
NEWPORT NEWS VA 23602-8898

PILCHER AMANDA R & PILCHER RANDALL
557 SANCHEZ RD NW
ALBUQUERQUE NM 87107

LOBATO PAUL
5419 6TH ST NW
ALBUQUERQUE NM 87107-5248

MIDDLE RIO GRANDE CONSERVANCY
PO BOX 581
ALBUQUERQUE NM 87107

SECRETARY OF HUD ATTN: ISN SHEPHERD
MALL OFFICE COMPLEX
2401 NW 23RD ST SUITE 1D
OKLAHOMA CITY OK 73107-2420

ZMROCZEK SUSAN D
5435 6TH ST NW
ALBUQUERQUE NM 87105

MILLER DAVID
267 YELLOWFIELD WAY
ERIE CO 80516

MILLER DAVID J TRUSTEE MILLER TRUST
5324 9TH ST NW
ALBUQUERQUE NM 87107-5111

ZAMORA BETTY J
5463 6TH ST NW
ALBUQUERQUE NM 87107

OBIE LLC
4704 WESTBRIDGE PL NE
ALBUQUERQUE NM 87111-0000

MONTOYA JERRY T & TRACY
610 GUADALUPE CT NW
ALBUQUERQUE NM 87114-2312

DELOACH NELSE
4109 ESTANCIA DR NW
ALBUQUERQUE NM 87120

LLOYD JOAN P TRTE LLOYD RVT & LAURETTE
ALEXANDER & WHEATON BRADISH BYERS JR
119 TWISTED OAK PL
DURHAM NC 27705-5568

MONTOYA MICHAEL A
5451 6TH ST NW
ALBUQUERQUE NM 87107-2015

MCILHANEY STEPHEN C
7401 ARROYO DEL OSO AVE NE
ALBUQUERQUE NM 87109-2926

SEMANICK TAMERA K
553 SANCHEZ RD NW
ALBUQUERQUE NM 87107

MONTANO FAMILY HOMES LLC
607 ATLANTIC AVE SW
ALBUQUERQUE NM 87102-4009

ST MICHAEL & ALL ANGELS EPISCOPAL
CHURCH
601 MONTANO RD NW
ALBUQUERQUE NM 87107

FAITHFUL LAND LLC
524 MONTANO RD NW
ALBUQUERQUE NM 87107-5225

ULIBARRI MARCIA C
5401 6TH ST NW
ALBUQUERQUE NM 87107

CHAN LILY BIK TRUSTEE CHAN TRUST
376 IMPERIAL WAY APT 108
DALY CITY CA 94015-2531

JARAMILLO NICOLE
5415 6TH ST NW
ALBUQUERQUE NM 87107

CHAVEZ RICARDO J
5427 6TH ST NW
ALBUQUERQUE NM 87107-5248

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

BELYEA MARY
5405 6TH ST NW
ALBUQUERQUE NM 87107

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

LOS POBLANOS NA
DON NEWMAN
5723 GUADALUPE TRAIL NW
ALBUQUERQUE, NM 87107

LOS POBLANOS NA
KARON BOUTZ
1007 SANDIA ROAD NW
ALBUQUERQUE, NM 87107

NORTH VALLEY COALITION
PEGGY NORTON
PO BOX 70232
ALBUQUERQUE, NM 87197

NORTH VALLEY COALITION
DOYLE KIMBROUGH
2327 CAMPBELL RD NW
ALBUQUERQUE, NM 87104

Regina Okoye

From: Regina Okoye
Sent: Friday, July 17, 2020 12:39 PM
To: 'don.newman@mac.com'; 'kjboutz@gmail.com'; 'peggynorton@yahoo.com'; 'newmexmba@aol.com'
Cc: Angela Williamson
Subject: RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) APPLICATION

Tracking:	Recipient	Delivery	Read
	'don.newman@mac.com'		
	'kjboutz@gmail.com'		
	'peggynorton@yahoo.com'		
	'newmexmba@aol.com'		
	Angela Williamson	Delivered: 7/17/2020 12:39 PM	Read: 7/17/2020 12:40 PM



July 17, 2020

RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) APPLICATION FOR PROPERTY AT 602 MONTANO RD NW ALBUQUERQUE NM 87107 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT R-1C (SINGLE-FAMILY ZONE DISTRICT (LARGE LOT)) TO MX-L (MIXED-USE-LOW INTENSITY ZONE DISTRICT)

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss an EPC Application for a Zone Map Amendment from R-1C (Single-Family Zone District (Large Lot)) to MX-L (Mixed-Use-Low Intensity Zone District).

This property is currently a vacant home that is located between neighborhood scale commercial development. Adjacent on the Westside of the home is a commercial day spa/ salon, adjacent to east is an office followed by all commercial uses moving further east. This is also the case for the properties across the street that include an insurance office and church. Our request would allow us to maintain this scale of commercial development which would be more appropriate for this location.

R-1C vs. MX-L

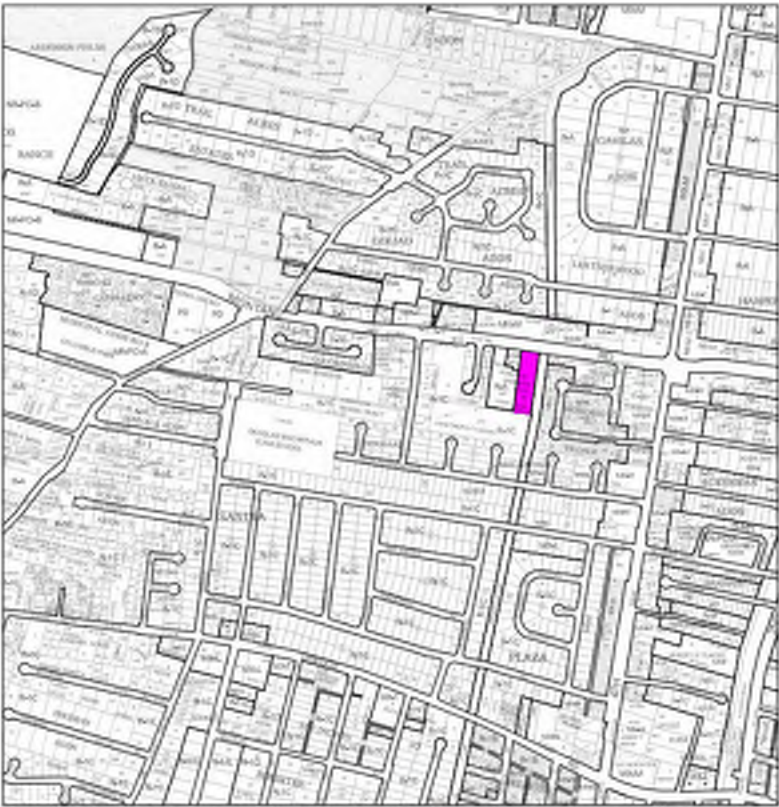
R1-C Purpose:
The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing 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.
MX-L Purpose:

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, 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.

Follow link below name "Integrated Development Ordinance (IDO)" to see allowable uses shown in Table 4-2-1 (page 164-168).

Below is the Zone Atlas Map with the Entire Site Outlined.



Project or Development Proposal
602 Montano RD NW
Albuquerque, NM 87107
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal

Contact Information
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com



This application is being proposed in or near your neighborhood and before we submit an application, we would be glad to address any questions you may have. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would present the proposal, and we would discuss any ideas or concerns you may have.

Per the IDO, you have 15 days from July 17, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **July 30, 2020**

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: IDO Text Amendment.

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
www.modulusarchitects.com





July 16, 2020

RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) APPLICATION FOR PROPERTY AT 602 MONTANO RD NW ALBUQUERQUE NM 87107 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT R-1C (SINGLE-FAMILY ZONE DISTRICT (LARGE LOT)) TO MX-L (MIXED-USE-LOW INTENSITY ZONE DISTRICT)

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss an EPC Application for a Zone Map Amendment from R-1C (Single-Family Zone District (Large Lot)) to MX-L (Mixed-Use-Low Intensity Zone District).

This property is currently a vacant home that is located between neighborhood scale commercial development. Adjacent on the Westside of the home is a commercial day spa/ salon, adjacent to east is an office followed by all commercial uses moving further east. This is also the case for the properties across the street that include an insurance office and church. Our request would allow us to maintain this scale of commercial development which would be more appropriate for this location.

R-1C vs. MX-L

R1-C Purpose:

The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. 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.

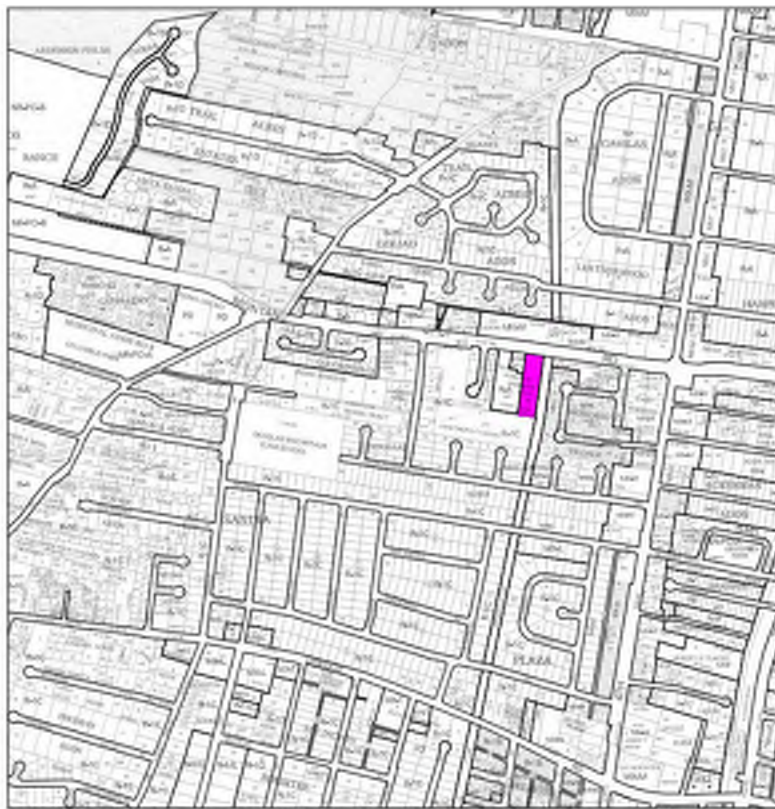
MX-L Purpose:

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, 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.

Follow link below name "Integrated Development Ordinance (IDO)" to see allowable uses shown in Table 4-2-1 (page 164-168).

Below is the Zone Atlas Map with the Entire Site Outlined.



Project or Development Proposal

602 Montano RD NW
Albuquerque, NM 87107
Modulus Architects, Inc.
c/o Angela Williamson,
CEO/Principal

Contact Information

Modulus Architects, Inc.
c/o Angela Williamson,
CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com

This application is being proposed in or near your neighborhood and before we submit an application, we would be glad to address any questions you may have. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would present the proposal, and we would discuss any ideas or concerns you may have.

Per the IDO, you have 15 days from July 16, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **July 30, 2020**

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: IDO Text Amendment.

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



NORTHVALE COUNTRY
10710 BARNWOOD
2501 CAMPBELL RD NW
ALBUQUERQUE, NM 87104

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



POLINA ANDREA E. POLINA ANDREA
151 SANCHEZ RD NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



ONE CA
8701 WESTWIND PL NE
ALBUQUERQUE, NM 87111-0000

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



JANOSIK SUSAN B
5002 6TH ST NW
ALBUQUERQUE, NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



WHEELER RICHARD CONNOR
PO BOX 181
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



MILLER DAVID L THOMAS MILLER TRUST
1524 2ND ST NW
ALBUQUERQUE, NM 87102-1004

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



10701 ALVA 70TH LANE SW & LAURETTA
KARLSON & TRAILER TRAILER 10701 ALVA
S.W. TRAILER 10701 ALVA
ALBUQUERQUE, NM 87104

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



CITY OF ALBUQUERQUE
PO BOX 1246
ALBUQUERQUE, NM 87102-1246

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



CITY OF ALBUQUERQUE
PO BOX 1200
ALBUQUERQUE, NM 87102-1200

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



MILLER DAVID
207 YELLOWSTONE WAY
FHE CO 88000

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



UNITED PAUL
3413 6TH ST NW
ALBUQUERQUE, NM 87102-1004

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



WENTWORTH AUB-ATN SA SHARDS
AND JAMES CHARLES
3401 NW 1300 ST SUITE 10
DALLAS TX 75207-2402

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



DELBACH NEIL
4001 STANCH DR NW
ALBUQUERQUE, NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



DOUGLASS L
3613 MILWAUKEE
NEWPORT NEWS VA 23601-8800

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



KEITH LAM-142
124 WOODWARD RD NW
ALBUQUERQUE, NM 87107-1221

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



CHAR LEE SA THOMAS CHAR TRUST
1716 WARDEN, NEW APT 100
DALEY CITY IL 60605-2031

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



MURPHY TERRY C
2401 ALABAMA DR SW NW NE
ALBUQUERQUE, NM 87102-2104

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



MURPHY
3401 6TH ST NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



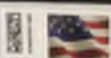
MAHARISHI
3401 6TH ST NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



MAHARISHI
3401 6TH ST NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



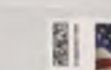
NORTHVALE COUNTRY
10710 BARNWOOD
2501 CAMPBELL RD NW
ALBUQUERQUE, NM 87104

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



MONTANA JERRY T & TERRY
100 GARDEN CT NW
ALBUQUERQUE, NM 87104-1111

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



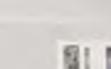
OLIVER SANCHEZ
3401 6TH ST NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



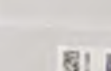
OWENS HOWARD J
3401 6TH ST NW
ALBUQUERQUE, NM 87107-1246

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



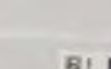
STANLEY TAMARA E
100 SANCHEZ RD NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



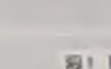
STANLEY & ALAN L. STANLEY
CHURCH
100 SANCHEZ RD NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



STANLEY & ALAN L. STANLEY
CHURCH
100 SANCHEZ RD NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



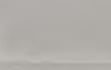
STANLEY & ALAN L. STANLEY
CHURCH
100 SANCHEZ RD NW
ALBUQUERQUE, NM 87107

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



STANLEY & ALAN L. STANLEY
CHURCH
100 SANCHEZ RD NW
ALBUQUERQUE, NM 87107-1246

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



STANLEY & ALAN L. STANLEY
CHURCH
100 SANCHEZ RD NW
ALBUQUERQUE, NM 87107-1246

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87108



STANLEY & ALAN L. STANLEY
CHURCH
100 SANCHEZ RD NW
ALBUQUERQUE, NM 87107-1246

ACADEMY
8255 SAN ANTONIO DR NE

ALBUQUERQUE

NM

67109-9998

340128-9553

7/17/2020

(800)275-8777

10:08 AM

Product	Qty	Unit Price	Price
Forever® Postage Stamp	30	\$0.55	\$16.50
Total:			\$16.50

VISA \$16.50

Account #:XXXXXXXXXXXX1521
Approval #:01743G
Transaction #:168
Receipt #:000168
AID:A0000000031010 Chip
AL:VISA CREDIT
PIN:Not Required CAPITAL ONE VISA

Receipt #: 840-18520505-1-1477895-1

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Refunds for guaranteed services only.
Thank you for your business.

Regina Okoye

From: Regina Okoye
Sent: Wednesday, July 29, 2020 8:57 AM
To: 'don.newman@mac.com'; 'kjboutz@gmail.com'; 'peggynorton@yahoo.com'; 'newmexmba@aol.com'
Cc: Angela Williamson
Subject: RE: PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) HEARING

Tracking:	Recipient	Delivery
	'don.newman@mac.com'	
	'kjboutz@gmail.com'	
	'peggynorton@yahoo.com'	
	'newmexmba@aol.com'	
	Angela Williamson	Delivered: 7/29/2020 8:57 AM



July 29, 2020

RE: PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) HEARING FOR PROPERTY LOCATED AT 602 MONTANO RD NW ALBUQUERQUE NM 87107 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT R-1C (SINGLE-FAMILY ZONE DISTRICT (LARGE LOT)) TO MX-L (MIXED-USE-LOW INTENSITY ZONE DISTRICT)

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the ABQ Living Inc 401K Profit Sharing Plan will be submitting an application to the Environmental Planning Commission (EPC) for approval of Zone Map Amendment from the current R-1C (Single-Family Zone District (Large Lot)) to MX-L (Mixed-Use-Low Intensity Zone District).

The subject property is currently a vacant +/-3,000sf residence that we would like to renovate for commercial use. The property is located between neighborhood scale commercial developments. Adjacent on the Westside of the home is a commercial day spa/ salon, adjacent to the east is an office followed by all commercial uses moving further east. This is also the case for the properties across the street that include an insurance office and church. Our request would allow us to maintain this scale of commercial development which would be more appropriate for this location. We will be proposing the following:

R-1C vs. MX-L

R1-C Purpose:
The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. 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.
MX-L Purpose:
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Follow link below named “Integrated Development Ordinance (IDO)” to see allowable uses shown in Table 4-2-1 (page 130-134).

Below is the Zone Atlas Map with the Entire Site Outlined.

EPC - September 10, 2020
Join Zoom Meeting
<https://cabq.zoom.us/j/95170033733>
Meeting ID: 951 7003 3733
One tap mobile
+13017158592,,95170033733# US (Germantown)
+13126266799,,95170033733# US (Chicago)2
Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
Meeting ID: 951 7003 3733
Find your local number: <https://cabq.zoom.us/u/aeCzG8gSxl>

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016



July 29, 2020

RE: PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) HEARING FOR PROPERTY LOCATED AT 602 MONTANO RD NW ALBUQUERQUE NM 87107 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT R-1C (SINGLE-FAMILY ZONE DISTRICT (LARGE LOT)) TO MX-L (MIXED-USE-LOW INTENSITY ZONE DISTRICT)

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the ABQ Living Inc 401K Profit Sharing Plan will be submitting an application to the Environmental Planning Commission (EPC) for approval of Zone Map Amendment from the current R-1C (Single-Family Zone District (Large Lot)) to MX-L (Mixed-Use-Low Intensity Zone District).

The subject property is currently a vacant +/-3,000sf residence that we would like to renovate for commercial use. The property is located between neighborhood scale commercial developments. Adjacent on the Westside of the home is a commercial day spa/ salon, adjacent to the east is an office followed by all commercial uses moving further east. This is also the case for the properties across the street that include an insurance office and church. Our request would allow us to maintain this scale of commercial development which would be more appropriate for this location. We will be proposing the following:

R-1C vs. MX-L

R1-C Purpose:
The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. 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.
MX-L Purpose:

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, 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.

Follow link below named "Integrated Development Ordinance (IDO)" to see allowable uses shown in Table 4-2-1 (page 130-134).

Below is the Zone Atlas Map with the Entire Site Outlined.



Project or Development Proposal

602 Montano RD NW
Albuquerque, NM 87107
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal

Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com



We will be submitting our application on **July 30, 2020 for an EPC Hearing via Zoom to be held on September 10, 2020 at 8:30 am. The Zoom information for the hearing is as followed:**

EPC - September 10, 2020
Join Zoom Meeting
<https://cabq.zoom.us/j/95170033733>
Meeting ID: 951 7003 3733
One tap mobile
+13017158592,,95170033733# US (Germantown)
+13126266799,,95170033733# US (Chicago)2
Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
Meeting ID: 951 7003 3733
Find your local number: <https://cabq.zoom.us/j/95170033733>

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016

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07/27/2020 9:41 AM



VTVT33YP4Q5X8X8B6

SALE	2611-3-4779-978974-20.7.2	
898782	STHP,PSTG,US,1	55.00 E
	Subtotal:	55.00
	Total:	55.00
	Visa 1521:	55.00

AUTH CODE 06071G

TDS Chip Read

AID A0000000031010 CAPITAL ONE VISA

TVR 0000008000

CVS No Signature Required

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15QS ND4N QMV2

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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

Regina Okoye
(Applicant or Agent)

7/30/2020
(Date)

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

PROJECT NUMBER: _____

Regina Okoye

From: Angela Williamson
Sent: Friday, July 17, 2020 1:22 PM
To: Peggy Norton; don.newman@mac.com; kjboutz@gmail.com; newmexmba@aol.com; Regina Okoye
Subject: RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) APPLICATION

Hi Peggy,

We are asking for a zone change for the residential property at 602 Montano Road. The current zoning of R-1 would not allow us to use this as an office without first doing a zone change. It is situated between the several commercial businesses. One is a salon, an office and an outdoor storage. There are various other commercial uses all the way up to 4th street. We are not adding on to the building which is approximately 3,800 sf but will be remodeling it if we are approved.

It is currently a single family residence that has been vacant for about one year. We would like to get a zone change and renovate the existing building into an office. I have included pictures of the residence as well for your review along with the two business on either side of it.

Please do not hesitate to let me know if you have any concerns or further questions.

All my best,
Angela



Angela M. Williamson, CEO/Principal
Modulus Architects & Land Use Planning, Inc.
 100 Sun Ave NE, Suite 600
 Albuquerque, New Mexico 87109
 Office: (505) 338.1499 ext. 1000
 Cell + Text: (505) 999.8016
 Email: awilliamson@modulusarchitects.com



From: Peggy Norton [mailto:peggynorton@yahoo.com]
Sent: Friday, July 17, 2020 12:59 PM
To: don.newman@mac.com; kjboutz@gmail.com; newmexmba@aol.com; Regina Okoye <rokoye@modulusarchitects.com>
Cc: Angela Williamson <awilliamson@modulusarchitects.com>
Subject: Re: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) APPLICATION

I didn't see a link to what you are proposing for a development project. Could you include that, please.

Peggy Norton, President
North Valley Coalition

On Friday, July 17, 2020, 12:38:44 PM MDT, Regina Okoye <rokoye@modulusarchitects.com> wrote:



July 17, 2020

RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) APPLICATION FOR PROPERTY AT 602 MONTANO RD NW ALBUQUERQUE NM 87107 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT R-1C (SINGLE-FAMILY ZONE DISTRICT (LARGE LOT)) TO MX-L (MIXED-USE-LOW INTENSITY ZONE DISTRICT)

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss an EPC Application for a Zone Map Amendment from R-1C (Single-Family Zone District (Large Lot)) to MX-L (Mixed-Use-Low Intensity Zone District).

This property is currently a vacant home that is located between neighborhood scale commercial development. Adjacent on the Westside of the home is a commercial day spa/ salon, adjacent to east is an office followed by all commercial uses

moving further east. This is also the case for the properties across the street that include an insurance office and church. Our request would allow us to maintain this scale of commercial development which would be more appropriate for this location.

R-1C vs. MX-L

R1-C Purpose:
<p>The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes</p> <p>on individual lots with a variety of lot sizes and dimensions. When applied in developed areas,</p> <p>an additional purpose is to require that redevelopment reinforce the established character of</p> <p>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</p> <p>area. Allowable uses are shown in Table 4-2-1.</p>
MX-L Purpose:
<p>The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include</p> <p>non-destination retail and commercial uses, as well as townhouses, low-density</p> <p>multi-family residential dwellings, and civic and institutional uses to serve the surrounding</p> <p>area, with taller, multi-story buildings encouraged in Centers and Corridors.</p> <p>Other allowable uses are shown in Table 4-2-1.</p>

Follow link below name “Integrated Development Ordinance (IDO)” to see allowable uses shown in Table 4-2-1 (page 164-168).



Below is the Zone Atlas Map with the Entire Site Outlined.

Project or Development Proposal

602 Montano RD NW

Albuquerque, NM 87107

Modulus Architects, Inc.

c/o Angela Williamson, CEO/Principal

Contact Information

Modulus Architects, Inc.

c/o Angela Williamson, CEO/Principal

(505) 338-1499 ext. 1000

awilliamson@modulusarchitects.com

This application is being proposed in or near your neighborhood and before we submit an application, we would be glad to address any questions you may have. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would present the proposal, and we would discuss any ideas or concerns you may have.

Per the IDO, you have 15 days from July 17, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **July 30, 2020**

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: IDO Text Amendment.

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal

Modulus Architects, Inc.

100 Sun Ave NE, Suite 305

Albuquerque, NM 87109

awilliamson@modulusarchitects.com

Office (505) 338-1499 ext. 1000

Mobile (505) 999-8016

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

www.modulusarchitects.com



Regina Okoye

From: Regina Okoye
Sent: Wednesday, July 29, 2020 2:01 PM
To: 'Peggy Norton'; don.newman@mac.com; kjboutz@gmail.com; newmexmba@aol.com
Cc: Angela Williamson
Subject: RE: PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) HEARING

Good Afternoon Peggy,

1. The plan is still to renovate the existing building into an office, to be in line with the surrounding commercial businesses.
2. We have not received any calls or emails to set up a neighborhood meeting. We did receive general inquiry calls asking about details of this project.

Let me know if you have any other questions.

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
www.modulusarchitects.com



From: Peggy Norton [mailto:peggynorton@yahoo.com]
Sent: Wednesday, July 29, 2020 1:45 PM

To: don.newman@mac.com; kjboutz@gmail.com; newmexmba@aol.com; Regina Okoye <rokoye@modulusarchitects.com>

Cc: Angela Williamson <awilliamson@modulusarchitects.com>

Subject: Re: PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) HEARING

I have two questions.

1. Is the plan still to remodel and use as an office? I just had a brief glance at the property today and it looks fairly sizeable.
2. Do the other neighborhood people have any interest in a neighborhood meeting or email to clarify any of this zone change?

Peggy Norton, President
North Valley Coalition

On Wednesday, July 29, 2020, 8:56:53 AM MDT, Regina Okoye <rokoye@modulusarchitects.com> wrote:



July 29, 2020

RE: PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION (EPC) HEARING FOR PROPERTY LOCATED AT 602 MONTANO RD NW ALBUQUERQUE NM 87107 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT R-1C (SINGLE-FAMILY ZONE DISTRICT (LARGE LOT)) TO MX-L (MIXED-USE-LOW INTENSITY ZONE DISTRICT)

To Whom It May Concern,

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The subject property is currently a vacant +/-3,000sf residence that we would like to renovate for commercial use. The property is located between neighborhood scale commercial developments. Adjacent on the Westside of the home is a commercial day spa/ salon, adjacent to the east is an office followed by all commercial uses moving further east. This is also the case for the properties across the street that include an insurance office and church. Our request would allow us to maintain this scale of commercial development which would be more appropriate for this location. We will be proposing the following:

R-1C vs. MX-L

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The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. 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.
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area, with taller, multi-story buildings encouraged in Centers and Corridors.

Other allowable uses are shown in Table 4-2-1.

Follow link below named “Integrated Development Ordinance (IDO)” to see allowable uses shown in Table 4-2-1 (page 130-134).

Below is the Zone Atlas Map with the Entire Site Outlined.



Project or Development Proposal

602 Montano RD NW

Albuquerque, NM 87107

Modulus Architects, Inc.

c/o Angela Williamson, CEO/Principal

Contact Information

Modulus Architects, Inc.

c/o Angela Williamson, CEO/Principal

(505) 338-1499 ext. 1000

awilliamson@modulusarchitects.com

We will be submitting our application on **July 30, 2020** for an EPC Hearing via Zoom to be held on **September 10, 2020** at 8:30 am. The Zoom information for the hearing is as followed:

EPC - September 10, 2020

Join Zoom Meeting

<https://cabq.zoom.us/j/95170033733>

Meeting ID: 951 7003 3733

One tap mobile

+13017158592,,95170033733# US (Germantown)

+13126266799,,95170033733# US (Chicago)2

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 951 7003 3733

Find your local number: <https://cabq.zoom.us/j/aeCzG8gSxI>

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal

Modulus Architects, Inc.

100 Sun Ave NE, Suite 600

Albuquerque, NM 87109

awilliamson@modulusarchitects.com

Office (505) 338-1499 ext. 1000

Mobile (505) 999-8016