

# CITY of ALBUQUERQUE

## TWENTY- SECOND COUNCIL

COUNCIL BILL NO.  R-16-137  ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Klarissa Peña, by request

1 RESOLUTION  
2 AMENDING TO THE RIO BRAVO SECTOR DEVELOPMENT PLAN ZONE MAP  
3 FROM R-LT TO R-2 FOR TRACTS RR-3-A and RR-3-B, BULK LAND PLAT,  
4 WESTLAND SOUTH TRACTS RR-3A THROUGH RR-3-B.

5 WHEREAS, the Council, the Governing Body of the City of Albuquerque,  
6 has the authority to adopt and amend plans for the physical development of  
7 areas within the planning and platting jurisdiction of the City authorized by  
8 statute, § 3-19-5, NMSA 1978, and by its home rule powers; and

9 WHEREAS, the Council has the authority to adopt, amend, or repeal such a  
10 sector development plan; and

11 WHEREAS, the City of Albuquerque adopted the Rio Bravo Sector  
12 Development Plan, a Rank III Sector Development Plan, (RBSDP) in 1988  
13 (Enactment No. 215-1988) and amended the plan in 1999 (Enactment No. 4-  
14 2000) and in 2009 (Enactment No. R-2009-035); and

15 WHEREAS, on September 8, 2016, the Environmental Planning  
16 Commission, in its advisory role on land use and planning matters,  
17 recommended approval to the City Council of an amendment to the RBSDP to  
18 change the zoning on Tracts RR-3-A and RR-3-B Bulk Land Plat, Westland  
19 South Tracts RR-3A through RR-3-B, located on Dennis Chavez Boulevard  
20 between 98th street and 118th street and containing approximately 26.86 acres  
21 from R-LT to R-2.

22 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
23 ALBUQUERQUE:

24 The City Council adopts the following findings as recommended by the  
25 Environmental Planning Commission (EPC):

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- 1 1. This is a request for a Sector Development Plan Map Amendment (Zone
- 2 Change) for Tracts RR-3-A and RR-3-B Bulk Land Plat, Westland South Tracts
- 3 RR-3A through RR-3-B, located on Dennis Chavez Boulevard between 98th
- 4 street and 118th street and containing approximately 26.86 acres.
- 5 2. The proposal would change the underlying zoning from R-LT, Residential
- 6 with Limited Townhomes and Houses to R-2, Residential with Apartments,
- 7 Townhomes and houses.
- 8 3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side
- 9 Strategic, Rio Bravo Sector Development Plan and the City of Albuquerque
- 10 Zoning Code are incorporated herein by reference and made part of the record
- 11 for all purposes.
- 12 4. The subject site is within the Developing Urban Area of the Comprehensive
- 13 Plan. The following goals and policies of the Comprehensive Plan are
- 14 applicable :
- 15 A. Policy II.B.5d: The location, intensity, and design of new development shall
- 16 respect existing neighborhood values, natural environmental conditions and
- 17 carrying capacities, scenic resources, and resources of other social, cultural,
- 18 and recreational concern
- 19 Policy II.B.5d: is partially furthered because the proposed zoning will allow
- 20 residential development in proximity to residential and institutional
- 21 development, the proposed use adds density in an area indicated by the Rio
- 22 Bravo sector development plan and will provide a new housing choice for the
- 23 west side. However, the additional traffic from the development may impact
- 24 the area.
- 25 B. Policy II.B.5 e: New growth shall be accommodated through development in
- 26 areas where vacant land is contiguous to existing or programmed urban
- 27 facilities and services and where the integrity of existing neighborhoods can
- 28 be ensured.
- 29 Policy II.B.5 e is furthered because the site has access to a full range of urban
- 30 services including roads, water, electric grid and transit. Future development
- 31 on the site will likely require a traffic impact study, the mitigation measures
- 32 from such study should help to address any traffic issues.

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1 C. Policy II.B.5h: Higher density housing is most appropriate in the following  
2 situations:

- 3 • In designated Activity Center.
- 4 • In areas with excellent access to the major street network.
- 5 • In areas where a mixed density pattern is already established by zoning or  
6 use, where it is compatible with existing area land uses and where adequate  
7 infrastructure is or will be available.
- 8 • In areas now predominantly zoned single-family only where it comprises a  
9 complete block face and faces onto similar or higher density development; up  
10 to 10 dwelling units per net acres.
- 11 • In areas where a transition is needed between single family homes and  
12 much more intensive development: densities will vary up to 30 dwelling units  
13 per net acres according to the intensity of development in adjacent areas.

14 Policy II.B.5h is furthered because the subject site is adjacent to two activity  
15 centers and in an area with access to the existing street grid. The zoning in the  
16 area allows for both single family and multifamily development and  
17 commercial and institutional development near Dennis Chavez and 118th. The  
18 request will allow development that may act as a transition between the  
19 commercial and institutional development to the west and the lower density  
20 residential development to the east.

#### 21 B.7. Activity Centers

22 D. Policy II.B.7f: The most intense uses in Activity Center shall be located  
23 away from nearby low-density residential development and shall be buffered  
24 from those residential uses by a transition area of less intensive development.

25 Policy II.B.7f is furthered because the proposed zone will allow the  
26 development of higher density housing in between the more intense  
27 commercial and institutional development to the west and the less intense  
28 single family development allowed to the east. The area around the corner of  
29 Dennis Chavez Boulevard and 118th street is a designated community activity  
30 center in the Comprehensive Plan, the area to the east is the Rio Bravo 2  
31 neighborhood activity center

32 E. Policy II.B.7f i: Multi-unit housing is an appropriate use in Neighborhood,  
33 Community and Major Activity Centers.

1 The area around the corner of Dennis Chavez Boulevard and 118th street is a  
2 designated community activity center in the Comprehensive Plan, the area to  
3 the east of the site is the Rio Bravo 2 Neighborhood Activity Center, however  
4 the zoning on the that center makes it unlikely that the area will develop as an  
5 activity center. The proposal would add multi-unit housing near an activity  
6 center. The request furthers policy II.B.7f i.

7 **D.5. Housing**

8 **F. Policy II.D.5a: The supply of affordable housing shall be preserved and**  
9 **increased and the opportunity to obtain standard housing for a reasonable**  
10 **proportion of income assured.**

11 The applicant proposes to develop affordable senior housing on a portion the  
12 site; however the proposed zone would allow the development of houses,  
13 town houses or apartments at market rate or as part of an affordable  
14 development. Policy II.D.5a is partially furthered because the proposed zone  
15 will allow a wider variety of residential uses and so may be more likely to  
16 develop with affordable housing, but there is no way to guarantee the  
17 affordable development.:

18 **5. The following policies of the West Side Strategic Plan are applicable:**

19 **A. Policy 2.5: When considering approval of subdivision for residential**  
20 **development, the City Planning Department shall consider whether local**  
21 **public schools have sufficient capacity to support the increased number of**  
22 **homes.**

23 The proposed zone will allow the development of houses, townhouse and  
24 apartments. Three new schools, a K-8, a K-5 and a high school have  
25 developed in the past 10 years. Also, in 2016 voters approved a bond for an  
26 additional K-8 school on the west side. In spite of this new construction,  
27 comments from APS shows that Atrisco Heritage Academy is over capacity by  
28 326 students, and APS predicts that the K-8 school will be over capacity by  
29 374 students in the 2017-2018 school year. Harrison Middle school has excess  
30 capacity of 254 students.

31 The applicant states the existing zoning would allow about 200 dwelling units  
32 while the proposed zoning would allow about 540 units, 120 of which would be  
33 senior housing. The additional units would be a mix of multi-family and



1 townhomes and would be less likely to generate the same level of students as  
2 a single family development.

3 The applicant also states that the provision of a range of residential forms and  
4 densities that meets the needs of different demographic groups is an  
5 important component in the growth and development of healthy economy and  
6 that economic growth will be needed to pay for school bonds and establish a  
7 higher permanent base.

8 Additionally, the applicant states that the site is near the boundary of Rio  
9 Grande High School, where enrolment is lower. APS explores solutions to  
10 overcrowding that include the construction of new schools or additions to  
11 existing schools, the addition of portables, the use of non-classroom spaces  
12 for temporary classrooms, lease facilities, and the use of other public facilities  
13 Policy 2.5 requires that the City consider the school capacity. The comments  
14 from APS show that the area schools closest to the site are over capacity. The  
15 proposed zone may have other benefits to the community, but will likely  
16 contribute the school overcrowding in the short term.

17 **B. Gun Club Community Policy 3.48: Promote low-density development**  
18 **consistent with the rural character of the area within most of the Gun Club**  
19 **Community. Exceptions to this are in residential areas of the community north**  
20 **of Senator Dennis Chavez Boulevard and in Activity Centers in key locations**  
21 **of the Rio Bravo corridor where mixed use commercial services, public**  
22 **facilities, high density residential, and employment uses are appropriate.**

23 **These areas should have a greater variety of densities and land uses.**  
24 **Gun Club Community Policy 3.48 is furthered because the proposed zone will**  
25 **allow the development of higher density residential uses along the Rio**  
26 **Bravo/Dennis Chavez Corridor near 98th Street and close to 118th street. The**  
27 **area has existing schools (public facilities and employment uses). The new**  
28 **zone will add additional housing opportunities in proximity to these uses.**

29 **C. Rio Bravo Community Policy 3.69a: Support the location of mixed-use**  
30 **development that includes multi-family residential developments within**  
31 **designated Activity Center in the Rio Bravo Community**

32 **Rio Bravo Community Policy 3.69a: is furthered because the subject site is**  
33 **located between the 118th and Dennis Chavez Blvd. Community Activity**

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1 Center (per the Comprehensive Plan) and the Rio Bravo 2 Neighborhood  
2 Activity Center (per the WSSP and the Rio Bravo SDP). The site has access to  
3 a major roadway with transit service.

4 D. Density and Character Issues, Page 50: This plan does not limit residential  
5 densities. More high density development is appropriate on the West Side and  
6 desirable, especially near transit facilities and along transit corridors, in order  
7 to decrease sprawl and promote transit use. The higher densities, which could  
8 be 20 dus/acre or more, will occur close to the Community Centers and in  
9 proximity to transit corridors. Performance and design criteria for these areas  
10 will reflect the goals and spirit of the plan. Growth will be guided by  
11 development patterns rather than a specific density to be met. Densities and  
12 boundaries may differ among communities, yet meet overall objectives.

13 The proposed zone change from R-LT to R-2 furthers the intent of this  
14 discussion on density. The subject site is located along a major corridor,  
15 Dennis Chavez Blvd., is designated a Regional Principal Arterial, and has  
16 transit service today (Route 198) transit service may expand in the future as  
17 the area develops. The site is located adjacent to the 118th/Dennis Chavez  
18 Community Activity Center.

19 6. The following policies of the Rio Bravo Sector Development Plan are  
20 applicable to the request:

21 II.D.1. Land Uses Parcelization and Development, page 25: Zone Designation  
22 Concentrations. After City adoption of this regulation, no more than 25  
23 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT  
24 designation shall be surrounded in all directions by land uses that are not  
25 detached houses.

26 The Rio Bravo Sector Development Plan contains R-LT as the predominant  
27 residential zone; the intent of the policy seems to be the encouragement of a  
28 variety of housing types. The area has developed with detached, single family  
29 housing almost exclusively. The proposed zone reintroduces the possibility of  
30 land uses that are not detached houses. II.D.1. Land Uses Parcelization and  
31 Development, is furthered by this request.

32 Page 51 A. Developmental Goal: Plan Objective: A mixed use community with  
33 housing and employment opportunities in close proximity.

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1 The proposed change furthers the intent of the RBSDP by adding the  
2 possibility of multi-family development as proposed within the plan area. The  
3 proximity of the subject site to the 118th and Dennis Chavez Community  
4 Activity Center furthers the goal of the plan, by placing multi-family housing in  
5 close proximity to existing ( APS) and future employment opportunities.  
6 7. The applicant has justified the zone change request pursuant to R-270-1980  
7 as follows:  
8 A. The applicable plans express a need for this type of development. The  
9 location is appropriate for residential development with a mix of densities.  
10 Additionally there is policy support for this request. The zoning will allow the  
11 development houses, townhouses or apartments in an area with existing  
12 residential and commercial development. The proposed uses are generally  
13 compatible with the existing development and will not have a negative impact  
14 on the area.  
15 B. The proposed zone change does not negatively affect the stability of land  
16 use and zoning in the area. This proposed zone change maintains the  
17 residential use, furthers the intent of the applicable plans, and maintains the  
18 stability of land uses as planned within the plan area. The proposed zone will  
19 allow residential development, at a mix of densities, in an area with existing  
20 residential and commercial development. There is R-2 zoning to the east of the  
21 subject site.  
22 C. See findings 4,5 and 6  
23 D. The applicant states that there are changed conditions in the form of a new  
24 Community Activity Center designated by the Comprehensive Plan in 2013,  
25 the recommendation of a new community activity in the Southwest Strategic  
26 Action Plan in 2009 and the development of the multi-family zoned areas with  
27 single family development. Additionally, the construction of new schools in  
28 the area addresses the previous issue of school overcrowding. Finally,  
29 Bernalillo County adopted a master plan for the area near the site that  
30 envisions a residential community with mixed densities.  
31 The designation of new community activity centers makes the proposed  
32 higher zone appropriate. The additional density may support transit and future  
33 commercial development in the commercial areas near the subject site. The

- 1 school capacity issue has been addressed. The Rio Bravo Sector  
2 Development Plan contained R-2 zoning that could have allowed multifamily  
3 development, but these zones were developed with higher density single  
4 family. The additional multi-family zoning will allow for multi-family  
5 development in the area.
- 6 E. The allowed uses in the R-2 zone are residential and will be of higher  
7 density than the existing residential development but will still be a compatible  
8 residential use.
- 9 F. The area has existing infrastructure and future development will be the  
10 responsibility of the owner or a developer. The proposed zone will not cause  
11 unprogrammed capital expenditures.
- 12 G. The applicant has not cited the cost of land as part of the justification, but  
13 has cited changed conditions and has demonstrated that the request is  
14 consistent with applicable plans.
- 15 H. The location on Dennis Chavez Boulevard is relevant to the request  
16 because the Rio Bravo Sector Development Plan calls out the area as an  
17 appropriate place for more intense development. However, the applicant has  
18 provided justification beyond this for the request.
- 19 I. The proposed zone will give these two parcels a zone that is different from  
20 the adjacent parcels and so they could be considered a spot zone. However,  
21 the applicant has stated that proposed zone could act as a transition between  
22 the school to the west and the single family zoning to the east. Additionally,  
23 the prohibition against spot zoning is also about keeping incompatible land  
24 uses apart. The proposed zone is compatible with the adjacent zoning and  
25 allowed uses.
- 26 J. The proposed zone does technically create a strip of zoning along a street  
27 that is different from the adjacent zones; however it is a large area, not a  
28 small, out of place strip and as stated in section I, will be compatible with  
29 adjacent land uses.
- 30 8. Because the request amends the zoning imposed by the Rio Bravo Sector  
31 Development Plan, it constitutes a Sector Development Plan Amendment.  
32 Because the request is for a parcel that is covered by a Sector Development

1 and exceeds an area of one block, City Council will be the final decision  
2 making body (14-16-4-1(15)(c)).  
3 9. The Anderson Hills Neighborhood Association, Anderson Hills Home  
4 Owner's Association, Los Volcanes Neighborhood Association, South Valley  
5 Coalition of Neighborhood Associations, South West Alliance of Neighbors  
6 (SWAN), Westside Coalition of Neighborhood Associations were notified of  
7 the request. A facilitated meeting was not recommended or requested.  
8 10. Property owners within 100 feet of the site were also notified of the request.  
9 11. Staff received comments after the 48 hour deadline expressing opposition  
10 to the request.

11 SECTION 1: That Illustration 8, Land Use and Revised Zoning Classes, in  
12 the RBSDP be amended to show the R-2 zone on TRACTS RR-3-A and RR-3-B,  
13 Bulk Land Plat, Westland South Tracts RR-3A through RR-3-B.

14 SECTION 2: That the Zone Atlas Page P-09-Z be amended to show the R-2  
15 zone on TRACTS RR-3-A and RR-3-B, Bulk Land Plat, Westland South Tracts  
16 RR-3A through RR-3-B.

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**CITY OF ALBUQUERQUE**  
Albuquerque, New Mexico  
Office of the Mayor

Mayor Richard J. Berry

**INTER-OFFICE MEMORANDUM**

October 7, 2016

**TO:** Dan Lewis, President, City Council

**FROM:** Richard J. Berry, Mayor 

**SUBJECT: Project# 1004428 – 16EPC-40037.** The Environmental Planning Commission (EPC) forwards a recommendation of APPROVAL to the City Council regarding Consensus Planning, agent for Ceja Vista, LLC, for all or a portion of Lots RR-3-A and RR-3-B, Bulk Land Plat, Westland South Tracts RR-3A through RR-3-E, zoned R-LT to R-2, located on Dennis Chavez Blvd., SW, between 98th St., SW and 118th St., SW, containing approximately 26.86 acres. (P-9)  
Staff Planner: Maggie Gould

**Request**

The proposed map amendment to the Rio Bravo Sector Development Plan will amend the zoning on Lots RR-3-A and RR-3-B, Bulk Land Plat, Westland South Tracts RR-3A through RR-3-E, from R-LT to R-2.

**History**

The Rio Bravo Sector Development Plan (RBSDP) was adopted in 1989 (Enactment No. 215-1988) and consisted of approximately 1,289 net acres of land.

In 1999, the Rio Bravo Sector Development Plan (RBSDP)- Amendment No. 1 was adopted and became effective in 2000 (Enactment No. 4-2000). The purpose of the amendment was to recognize major changes such as land ownership and revisions to applicable, related plans (the West Side Strategic Plan (WSSP) and the SAP). A comparison of the original and amended RBSDP begins on p. 43 of the plan.

In March 2009, the City Council adopted revisions to the Rio Bravo Sector Development Plan (RBSDP) and correspondingly amended the WSSP (Enactment No. R-2009-035). The revisions consisted of showing designated Activity Centers, roadway access, creating mixed-use zoning districts, and improving pedestrian and bicyclist safety. Boundaries of the RBSDP are Paseo del Volcan on the west, Coors Blvd. on the east, Central Ave. on the north, and Dennis Chavez (Rio

Bravo) Blvd. on the south.

### **Purpose & Scope**

The applicant proposed a change from the R-LT zone, which allows the development of townhomes and detached houses, to the R-2 zone, which allows apartments, townhomes and detached houses. Because the zoning was imposed by the RBSDP, this request constitutes a map amendment to the plan. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (§14-16-4-1(15)(c)).

### **EPC Decision**

At its September 8<sup>th</sup>, 2016 hearing, the EPC voted (5 to 2) to forward a Recommendation of Approval to the City Council. At the EPC hearing, there was discussion regarding the impact of the proposed zone on the local schools, the desire for expanded housing options on the west side and the changing demographic of people looking for housing.

### **Neighborhood & Public Input**

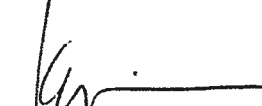
For text amendments to sector development plans, the Zoning Code requires the same notification as it does for changes to the text of the Zoning Code. The Planning Department notified representatives of 6 neighborhood associations and coalitions on the list provided by the Office of Neighborhood Coordination (ONC). Property owners within 100 feet of the site boundary were also notified.

Staff received comments (e-mail and phone) from some area residents expressing concern about the possible density of development under the proposed zoning and the impact that development will have on the infrastructure in the area, including roads and schools.

### **Conclusion**

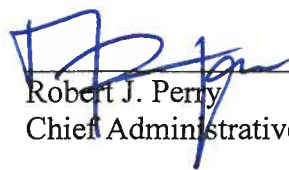
While the request may add additional traffic that will impact the area and may contribute to the existing overcrowding issue for the area schools; the request is generally consistent with applicable goals and policies of the governing plans because it will allow the development of a new housing option in area where there is limited housing variety, and in an area where higher density housing is deemed appropriate by the Comprehensive Plan, West Side Strategic Plan and Rio Bravo Sector development Plan.

Recommended:

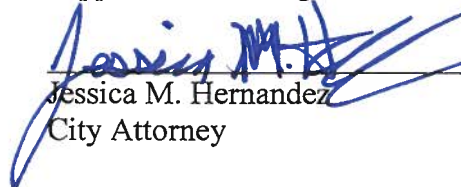
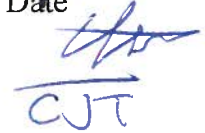
  
\_\_\_\_\_  
Kym Dicome, Manager  
Current Planning Section  
Planning Department

Amendment to the Rio Bravo Sector Development Plan

Approved:

 11/18/16  
Robert J. Perry Date  
Chief Administrative Officer

Approved as to Legal Form:

 11/17/16  
Jessica M. Hernandez Date  
City Attorney  
  
CJT

Recommended:

 10/10/16  
Suzanne Lubar Date  
Director



## **Cover Analysis**

### **1. What is it?**

**This is an amendment to the zone map of the Rio Bravo Sector Development Plan.**

### **2. What will this piece of legislation do?**

**The amendment will change the zoning on Lots RR-3-A and RR-3B, from R-LT to R-2.**

### **3. Why is this project needed?**

**There EPC recommended approval of the zone map amendment in September. The subject lots are greater than 10 acres and the zone map amendment constitutes an amendment to a sector development plan, because of these factors, the City Council is the final decision making body.**

### **4. How much will it cost and what is the funding source?**

**The amendments will not create any costs for the City.**

### **5. Is there a revenue source associated with this contract? If so, what level of income is projected?**

**No.**

### **6. What will happen if the project is not approved?**

**If the amendment is not approved the zoning on the subject lot will remain R-LT**

### **7. Is this service already provided by another entity.**

**No.**

# FISCAL IMPACT ANALYSIS

## Amendment of the Rio Bravo Sector Developmnet Plan

R:                      O:  
FUND:

DEPT: Planning

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2017	Fiscal Years 2018	2019	Total
Base Salary/Wages	-	-	-	-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses		-	-	-
Property		-	-	-
Indirect Costs            8.52%	-	-	-	-
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<input type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Amount of Grant	-	-	-	-
City Cash Match				
City Inkind Match				
City IDOH *8.52%	-	-	-	-
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

These estimates do not include any adjustment for inflation.

\* Range if not easily quantifiable.

Number of Positions created            0

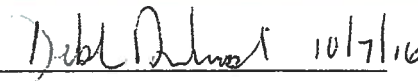
**COMMENTS ON MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:**

No Fiscal Impact from the adoption of these changes.


**COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:**

This amendment to the zone map of the Rio Bravo Sector Development Plan applies to two parcels and changes the zoning from R-LT to R-2.

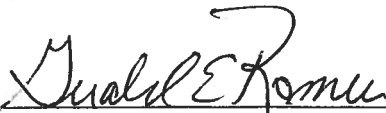
**PREPARED BY:**

  
 FISCAL ANALYST                      (date)  
 Debra Dombroski

**APPROVED:**

  
 PLANNING DIRECTOR                      (date)  
 Suzanne Lubar

**REVIEWED BY:**

  
 BUDGET OFFICER                      (date)  
 Gerald Romero            10-11-16

  
 EXECUTIVE BUDGET ANALYST                      (date)  
 Lorraine L. Turrietta

  
 CITY ECONOMIST                      (date)  
 Jacques Blair

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

September 9, 2016

Ceja Vista LLC  
6330 Riverside Plaza Lane NW  
ABQ, NM 87120

**Project# 1004428**  
16EPC-40037 Sector Development Plan Map Amendment  
(Zone Change)

### LEGAL DESCRIPTION:

The above action for all or a portion of Lots RR-3-A and RR-3-B, Bulk Land Plat, Westland South Tracts RR-3A through RR-3-E, zoned R-LT to R-2, located on Dennis Chavez Blvd., SW, between 98th St., SW and 118<sup>th</sup> St., SW, containing approximately 26.86 acres. (P-9)  
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

On September 8, 2016 the Environmental Planning Commission (EPC) voted RECOMMEND APPROVAL to the City Council for of Project #1004428/16EPC-40037, Sector Development Plan Map Amendment (Zone Change) based on the following findings:

NM 87103

### FINDINGS:

1. This is a request for a Sector Development Plan Map Amendment (Zone Change) for Tracts RR-3-A and RR-3-B Bulk Land Plat, Westland South Tracts RR-3A through RR-3-B, located on Dennis Chavez Boulevard between 98<sup>th</sup> street and 118<sup>th</sup> street and containing approximately 26.86 acres.
2. The proposal would change the underlying zoning from R-LT, Residential with Limited Townhomes and Houses to R-2, Residential with Apartments, Townhomes and houses.
3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic, Rio Bravo Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within the Developing Urban Area of the Comprehensive Plan. The following goals and policies of the Comprehensive Plan are applicable :

www.cabq.gov

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- A. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern

***Policy II.B.5d: is partially furthered because the proposed zoning will allow residential development in proximity to residential and institutional development, the proposed use adds density in an area indicated by the Rio Bravo sector development plan and will provide a new housing choice for the west side. However, the additional traffic from the development may impact the area.***

- B. Policy II.B.5 e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

***Policy II.B.5 e is furthered because the site has access to a full range of urban services including roads, water, electric grid and transit. Future development on the site will likely require a traffic impact study, the mitigation measures from such study should help to address any traffic issues.***

- C. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Center.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acres.
- In areas where a transition is needed between single family homes and much more intensive development: densities will vary up to 30 dwelling units per net acres according to the intensity of development in adjacent areas.

***Policy II.B.5h is furthered because the subject site is adjacent to two activity centers and in an area with access to the existing street grid. The zoning in the area allows for both single family and multifamily development and commercial and institutional development near Dennis Chavez and 118<sup>th</sup>. The request will allow development that may act as a transition between the commercial and institutional development to the west and the lower density residential development to the east.***

B.7. Activity Centers

- D. Policy II.B.7f: The most intense uses in Activity Center shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

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*Policy II.B.7f is furthered because the proposed zone will allow the development of higher density housing in between the more intense commercial and institutional development to the west and the less intense single family development allowed to the east. The area around the corner of Dennis Chavez Boulevard and 118<sup>th</sup> street is a designated community activity center in the Comprehensive Plan, the area to the east is the Rio Bravo 2 neighborhood activity center*

- E. Policy II.B.7f i: Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

*The area around the corner of Dennis Chavez Boulevard and 118th street is a designated community activity center in the Comprehensive Plan, the area to the east of the site is the Rio Bravo 2 Neighborhood Activity Center, however the zoning on the that center makes it unlikely that the area will develop as an activity center. The proposal would add multi-unit housing near an activity center. The request further policy II.B.7f i.*

D.5. Housing

- F. Policy II.D.5a: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

*The applicant proposes to develop affordable senior housing on a portion the site; however the proposed zone would allow the development of houses, town houses or apartments at market rate or as part of an affordable development. Policy II.D.5a is partially furthered because the proposed zone will allow a wider variety of residential uses and so may be more likely to develop with affordable housing, but there is no way to guarantee the affordable development.*

5. The following policies of the West Side Strategic Plan are applicable:

- A. Policy 2.5: When considering approval of subdivision for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

*The proposed zone will allow the development of houses, townhouse and apartments. Three new schools, a K-8, a K-5 and a high school have developed in the past 10 years. Also, in 2016 voters approved a bond for an additional K-8 school on the west side. In spite of this new construction, comments from APS shows that Atrisco Heritage Academy is over capacity by 326 students, and APS predicts that the K-8 school will be over capacity by 374 students in the 2017-2018 school year. Harrison Middle school has excess capacity of 254 students.*

*The applicant states the existing zoning would allow about 200 dwelling units while the proposed zoning would allow about 540 units, 120 of which would be senior housing. The additional units would be a mix of multi-family and townhomes and would be less likely to generate the same level of students as a single family development.*

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*The applicant also states that the provision of a range of residential forms and densities that meets the needs of different demographic groups is an important component of the growth and development of healthy economy and that economic growth will be needed to pay for school bonds and establish a higher permanent base.*

*Additionally, the applicant states that the site is near the boundary of Rio Grande High School, where enrolment is lower. APS explores solutions to overcrowding that include the construction of new schools or additions to existing schools, the addition of portables, the use of non-classroom spaces for temporary classrooms, lease facilities, and the use of other public facilities*

*Policy 2.5 requires that the City consider the school capacity. The comments from APS show that the area schools closest to the site are over capacity. The proposed zone may have other benefits to the community, but will likely contribute the school overcrowding in the short term.*

- B. Gun Club Community Policy 3.48: Promote low-density development consistent with the rural character of the area within most of the Gun Club Community. Exceptions to this are in residential areas of the community north of Senator Dennis Chavez Boulevard and in Activity Centers in key locations of the Rio Bravo corridor where mixed use commercial services, public facilities, high density residential, and employment uses are appropriate. These areas should have a greater variety of densities and land uses.

*Gun Club Community Policy 3.48 is furthered because the proposed zone will allow the development of higher density residential uses along the Rio Bravo/Dennis Chavez Corridor near 98<sup>th</sup> Street and close to 118<sup>th</sup> street. The area has existing schools (public facilities and employment uses). The new zone will add additional housing opportunities in proximity to these uses.*

- C. Rio Bravo Community Policy 3.69a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Center in the Rio Bravo Community

*Rio Bravo Community Policy 3.69a: is furthered because the subject site is located between the 118th and Dennis Chavez Blvd. Community Activity Center (per the Comprehensive Plan) and the Rio Bravo 2 Neighborhood Activity Center (per the WSSP and the Rio Bravo SDP). The site has access to a major roadway with transit service.*

- D. Density and Character Issues, Page 50: This plan does not limit residential densities. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. Performance and design criteria for these areas will reflect the goals and spirit of the plan. Growth will be guided by development patterns rather than a specific density to be met. Densities and boundaries may differ among communities, yet meet overall objectives.

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*The proposed zone change from R-LT to R-2 furthers the intent of this discussion on density. The subject site is located along a major corridor, Dennis Chavez Blvd., which is designated a Regional Principal Arterial, and has transit service today (Route 177). Transit service may expand in the future as the area develops. The site is located adjacent to the 118th/Dennis Chavez Community Activity Center.*

6. The following policies of the Rio Bravo Sector Development Plan are applicable to the request:

II.D.1. Land Uses Parcelization and Development, page 25: Zone Designation Concentrations. After City adoption of this regulation, no more than 25 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT designation shall be surrounded in all directions by land uses that are not detached houses.

*The Rio Bravo Sector Development Plan contains R-LT as the predominant residential zone; the intent of the policy seems to be the encouragement of a variety of housing types. The area has developed with detached, single family housing almost exclusively. The proposed zone reintroduces the possibility of land uses that are not detached houses. II.D.1. Land Uses Parcelization and Development, is furthered by this request.*

Page 51 A. Developmental Goal: Plan Objective: A mixed use community with housing and employment opportunities in close proximity.

*The proposed change furtheres the intent of the RBSDP by adding the possibility of multi-family development as proposed within the plan area. The proximity of the subject site to the 118th and Dennis Chavez Community Activity Center furthers the goal of the plan, by placing multi-family housing in close proximity to existing (APS) and future employment opportunities.*

7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. The applicable plans express a need for this type of development. The location is appropriate for residential development with a mix of densities. Additionally there is policy support for this request. The zoning will allow the development houses, townhouses or apartments in an area with existing residential and commercial development. The proposed uses are generally compatible with the existing development and will not have a negative impact on the area.
- B. The proposed zone change does not negatively affect the stability of land use and zoning in the area. This proposed zone change maintains the residential use, furthers the intent of the applicable plans, and maintains the stability of land uses as planned within the plan area. The proposed zone will allow residential development, at a mix of densities, in an area with existing residential and commercial development. There is R-2 zoning to the east of the subject site.
- C. See findings 4,5 and 6

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D. The applicant states that there are changed conditions in the form of a new Community Activity Center designated by the Comprehensive Plan in 2013, the recommendation of a new community activity in the Southwest Strategic Action Plan in 2009 and the development of the multi-family zoned areas with single family development. Additionally, the construction of new schools in the area addresses the previous issue of school overcrowding. Finally, Bernalillo County adopted a master plan for the area near the site that envisions a residential community with mixed densities.

The designation of new community activity centers makes the proposed higher zone appropriate. The additional density may support transit and future commercial development in the commercial areas near the subject site. The school capacity issue has been addressed. The Rio Bravo Sector Development Plan contained R-2 zoning that could have allowed multifamily development, but these zones were developed with higher density single family. The additional multi-family zoning will allow for multi-family development in the area.

E. The allowed uses in the R-2 zone are residential and will be of higher density than the existing residential development but will still be a compatible residential use.

F. The area has existing infrastructure and future development will be the responsibility of the owner or a developer. The proposed zone will not cause unprogrammed capital expenditures.

G. The applicant has not cited the cost of land as part of the justification, but has cited changed conditions and has demonstrated that the request is consistent with applicable plans.

H. The location on Dennis Chavez Boulevard is relevant to the request because the Rio Bravo Sector Development Plan calls out the area as an appropriate place for more intense development. However, the applicant has provided justification beyond this for the request.

I. The proposed zone will give these two parcels a zone that is different from the adjacent parcels and so they could be considered a spot zone. However, the applicant has stated that proposed zone could act as a transition between the school to the west and the single family zoning to the east. Additionally, the prohibition against spot zoning is also about keeping incompatible land uses apart. The proposed zone is compatible with the adjacent zoning and allowed uses.

J. The proposed zone does technically create a strip of zoning along a street that is different from the adjacent zones; however it is a large area, not a small, out of place strip and as stated in section I, will be compatible with adjacent land uses.

8. Because the request amends the zoning imposed by the Rio Bravo Sector Development Plan, it constitutes a Sector Development Plan Amendment. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)).



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9. The Anderson Hills Neighborhood Association, Anderson Hills Home Owner's Association, Los Volcanes Neighborhood Association, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors (SWAN), Westside Coalition of Neighborhood Associations were notified of the request. A facilitated meeting was not recommended or requested.
10. Property owners within 100 feet of the site were also notified of the request.
11. Staff received comment after the 48 hour deadline expressing opposition to the request.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 23, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

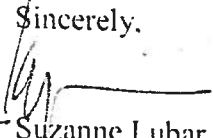
OFFICIAL NOTICE OF DECISION

Project #1004428

September 8, 2016

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Sincerely,

  
for Suzanne Lubar  
Planning Director

SL/MG

cc: Ceja Vista LLC, 6330 Riverside Plaza Lane NW, ABQ, NM 87120  
Consensus Planning, Inc., 302 8<sup>th</sup> Street NW, ABQ, NM 87102  
Larry LaPitz, Anderson Hills HOA, 3120 Rio Plata Dr SW, ABQ, NM 87121  
Cindy Lewis McCormick, Anderson Hills HOA, 2823 Richmond NE, ABQ, NM 87107  
Ray Bailey, Anderson Hills NA, 3316 Rio Canon Ct SW, ABQ, NM 87121  
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121  
Jerry Gallegos, SWAN, 417 65<sup>th</sup> St SW, ABQ, NM 87121  
Rod Mahoney, S.V. Coalition of Neighborhood Assoc., 1838 Sadora Rd SW, ABQ, NM 87105  
Marcia Fernandez, S.V. Coalition of Neighborhood Assoc., 2401 Violet SW, ABQ, NM 87105  
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701  
Rene Horvath, Westside Coalition of NA's, 5515 Palomino Dr. NW, ABQ, NM 87120



**Environmental  
Planning  
Commission**

**Agenda Number: 04  
Project Number: 1004428  
Case #: 16EPC- 40037  
September 8, 2016**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Ceja Vista LLC,
<b>Request</b>	<b>Sector Development Plan Map Amendment (Zone Change)</b>
<b>Legal Description</b>	Tracts RR-3-A and RR-3-B
<b>Location</b>	Dennis Chavez Blvd, between 98 <sup>th</sup> Street and 118 <sup>th</sup> Street
<b>Size</b>	26.86 acres
<b>Existing Zoning</b>	R-LT
<b>Proposed Zoning</b>	R-2

**Staff Recommendation**

*That a recommendation of APPROVAL of 16EPC- 40037 based on the Findings beginning on Page 13, be forwarded to the City Council*

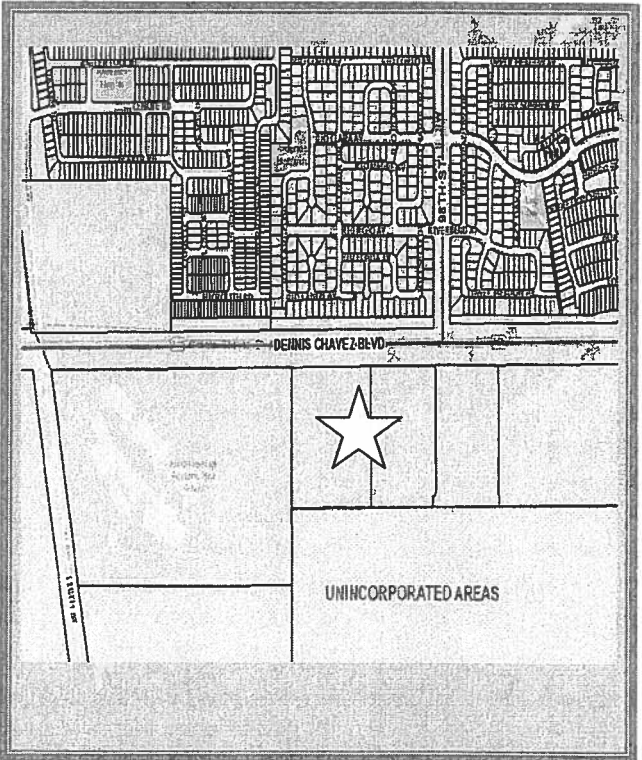
**Staff Planner  
Maggie Gould, Planner**

**Summary of Analysis**

The applicant proposes to amend the zoning from R-LT, Residential Zone to the R-2 Residential zone on 26 acre site located near Dennis Chavez Boulevard and 118th Street in the southwest part of the City. The applicant proposes senior multi-family housing or multifamily housing on the site. The zoning would allow apartments, townhouses or houses for person of any age, if the zoning is approved.

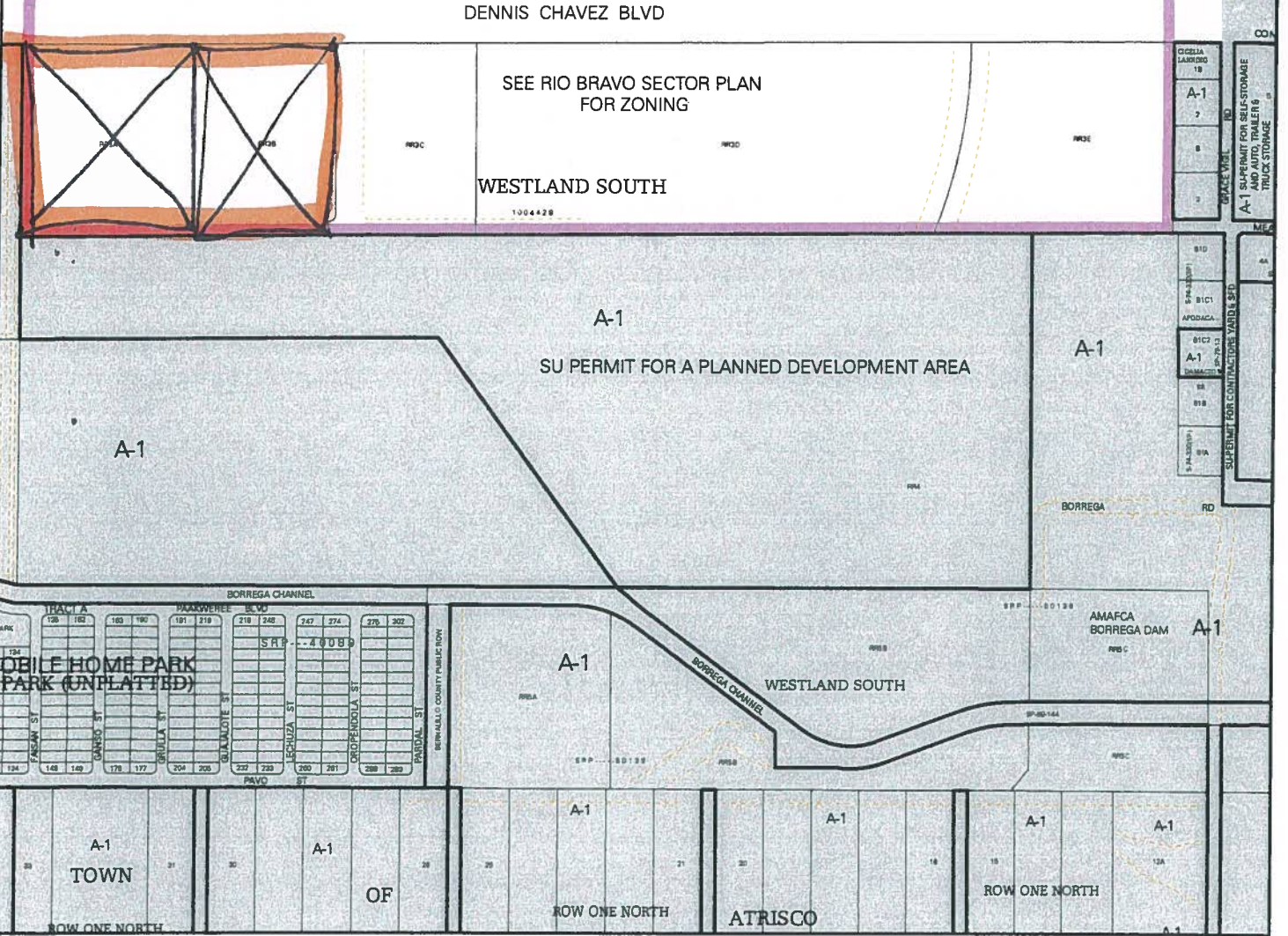
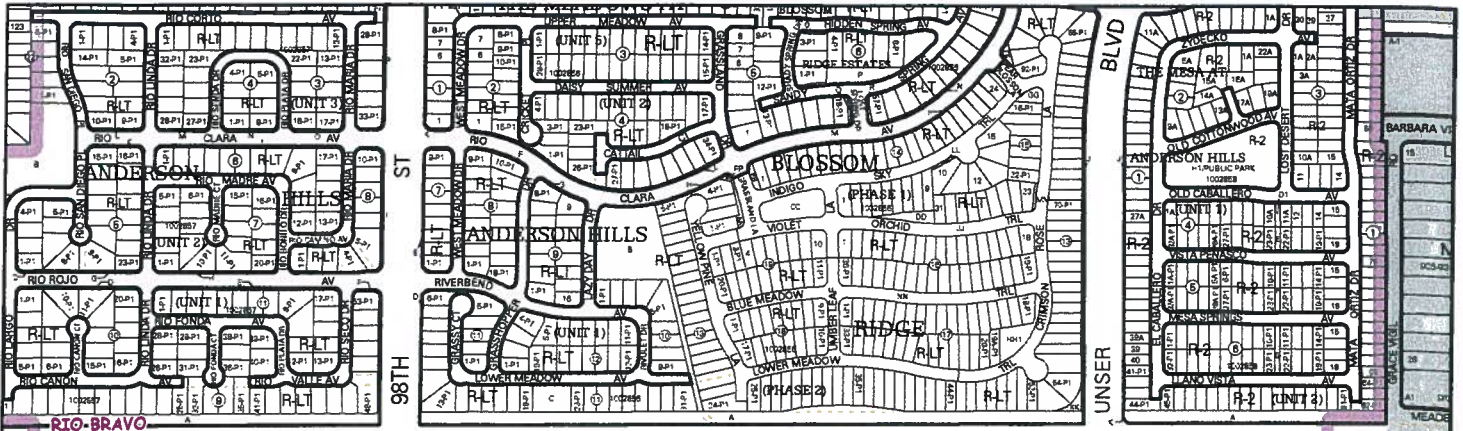
The Anderson Hills Neighborhood Association, Anderson Hills Home Owner's Association, Los Volcanes Neighborhood Association, South Valley Coalition of Neighborhood Associations South West Alliance of Neighbors (SWAN), Westside Coalition of Neighborhood Associations were notified of the request. A facilitated meeting was not recommended or requested. Property owners within 100 feet of the site were also notified of the request. Staff has not received any comments regarding the request. There is no know opposition

Staff recommends approval, based on the findings on page 13

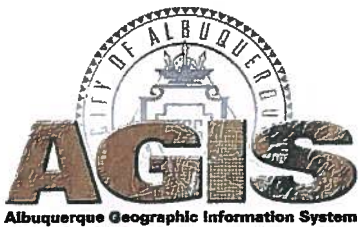


City Departments and other interested agencies reviewed this application from 08/01/2016 to 08/12/2016  
Agency comments used in the preparation of this report begin on Page 19.






For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

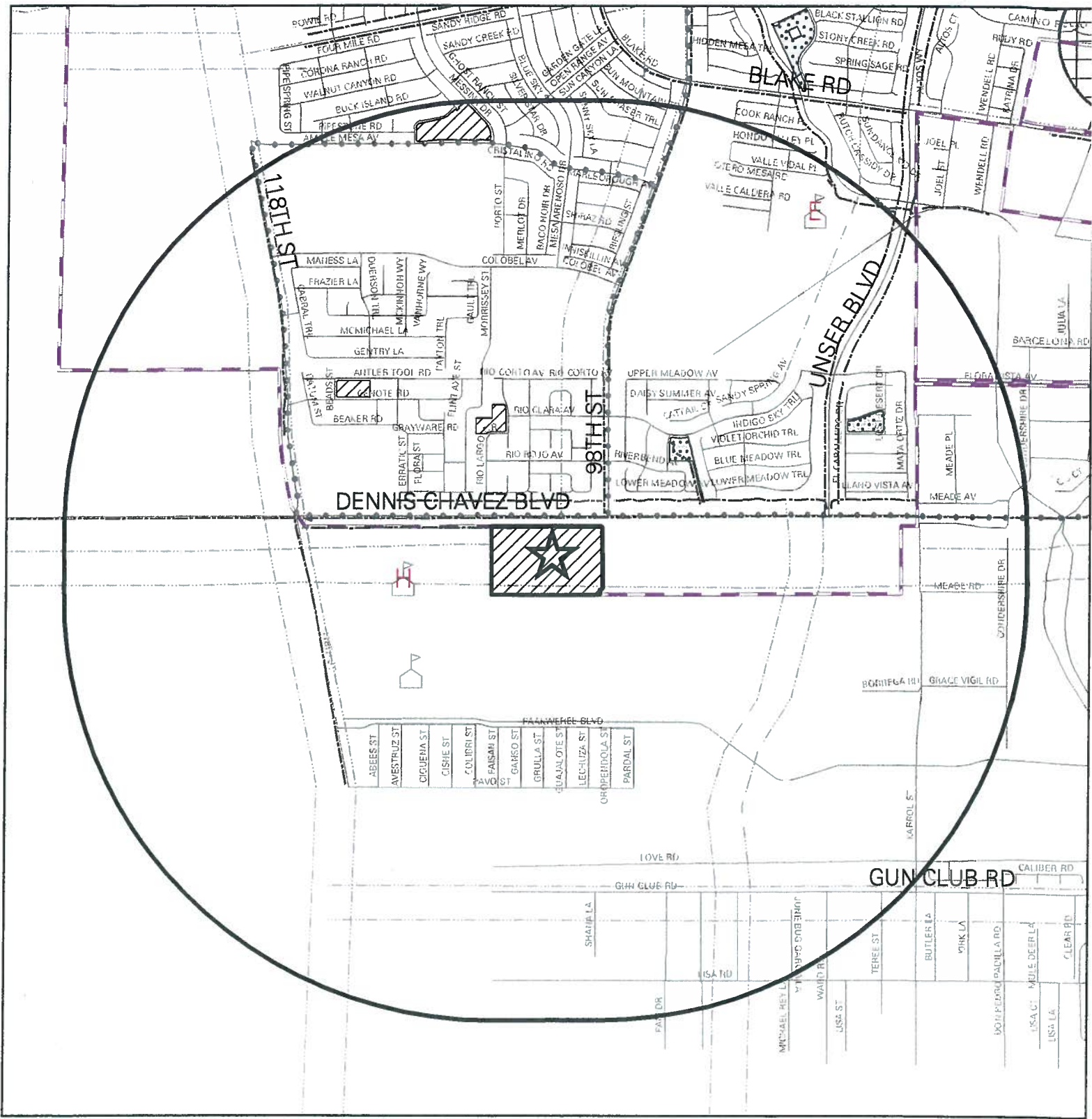
Zone Atlas Page:  
**P-09-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





















0 750 1,500 Feet



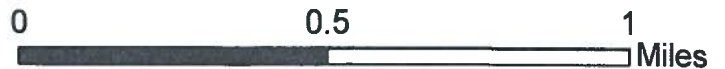


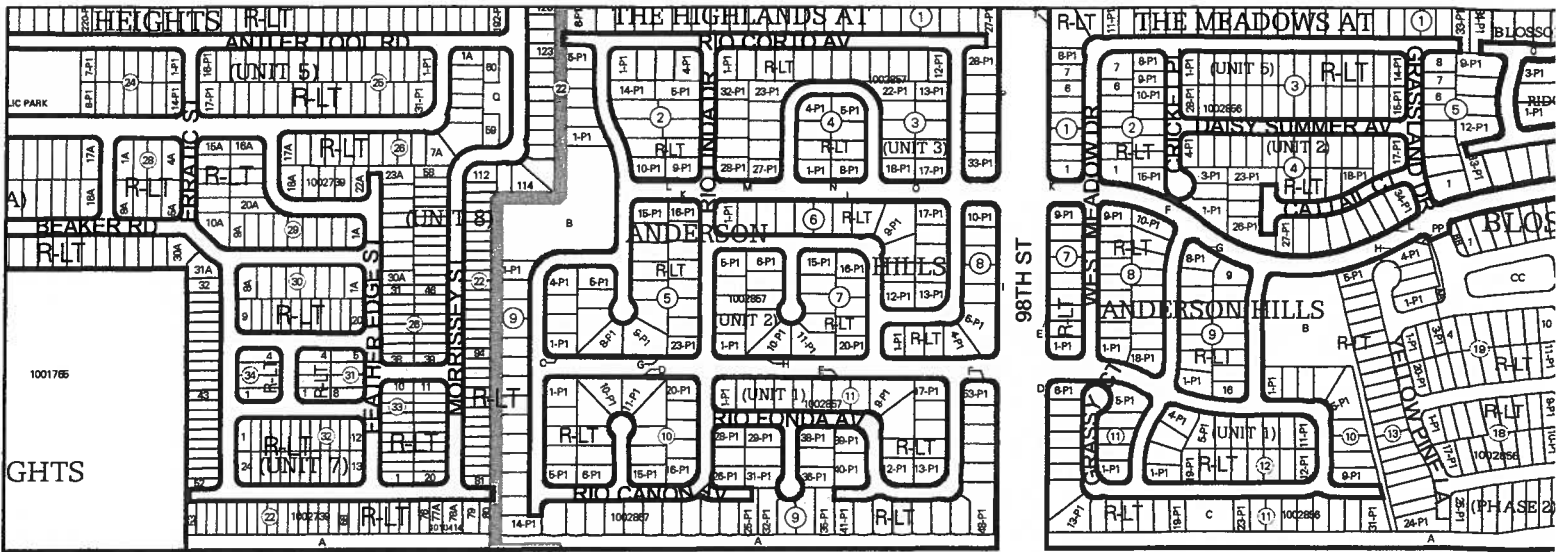
## Public Facilities Map with One-Mile Buffer



- |   |   |  |   |
|---|---|--|---|
|  COMMUNITY CENTER     |  FIRE                    |  APS Schools              |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE                  |  ABQ Ride Routes          |  Landfills designated by EHD |
|  SENIOR CENTER        |  SHERIFF                 |  ABQ Bike Facilities      |  Developed County Park       |
|  LIBRARY              |  SOLID WASTE             |  Proposed Bike Facilities |  Undeveloped County Park     |
|  MUSEUM               |  Albuquerque City Limits |  |  Developed City Park         |
|   |   |  |  Undeveloped City Park       |

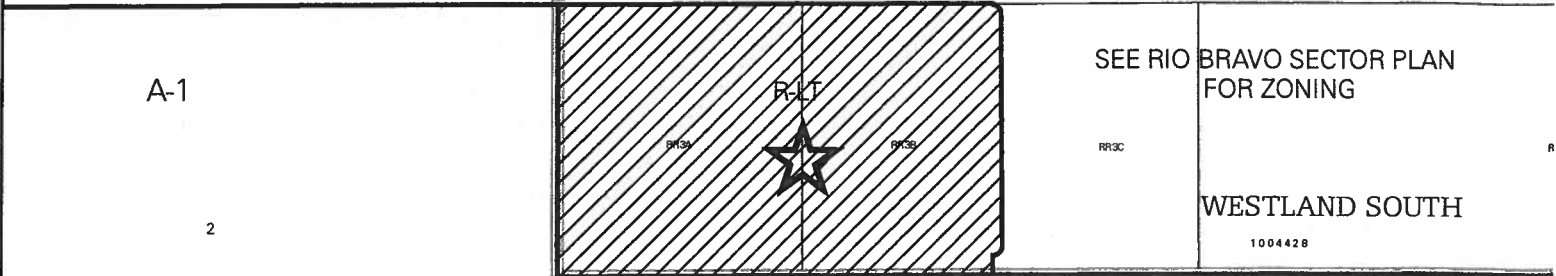
Project Number: 1004428





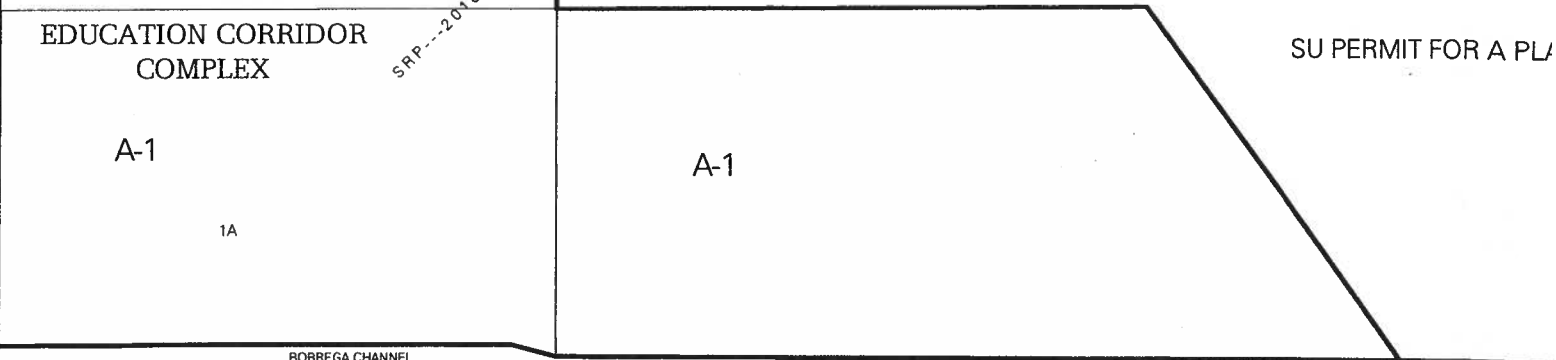
DENNIS CHAVEZ BLVD

RIO BRAVO

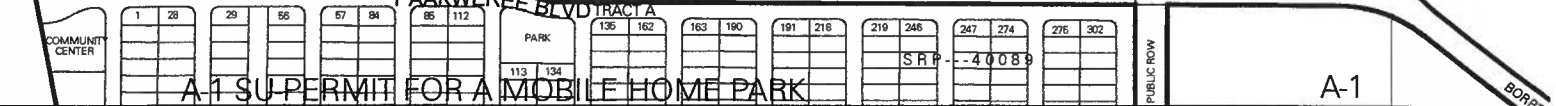


APS SOUTHWEST MESA  
EDUCATION CORRIDOR  
COMPLEX

SU PERMIT FOR A PL



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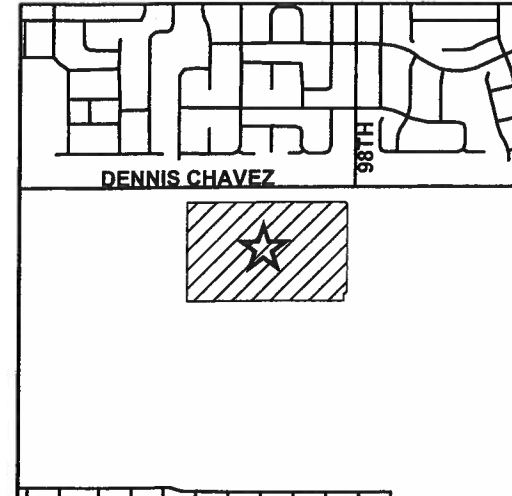
# ZONING MAP

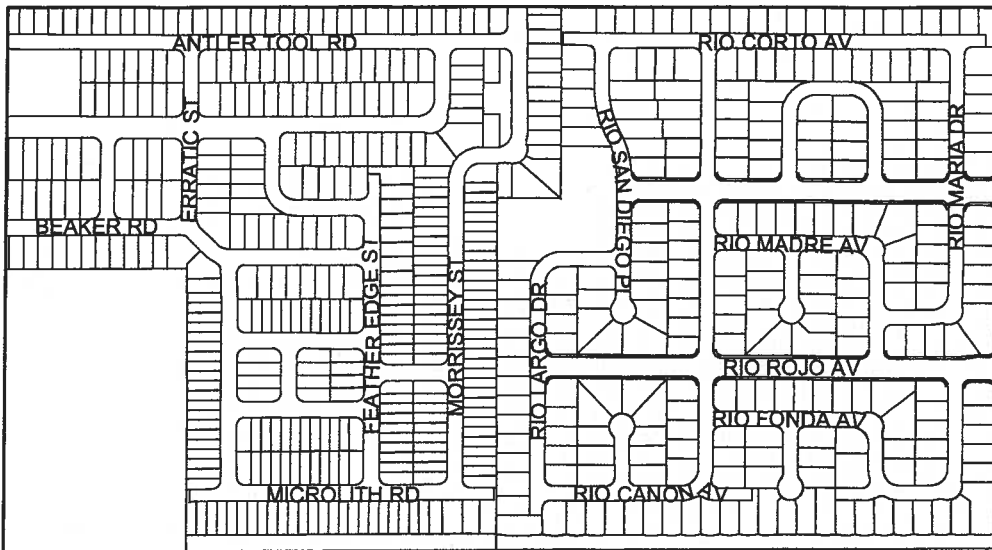
Note: Grey shading indicates County.



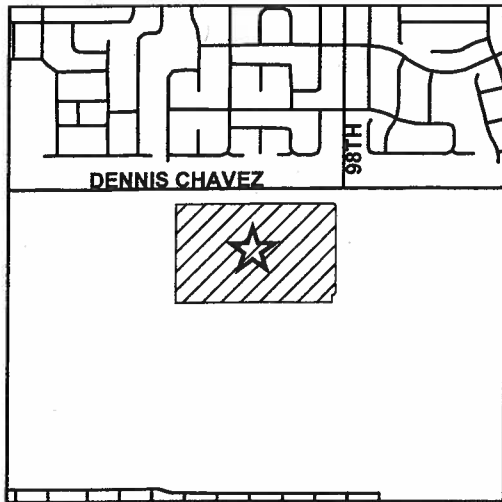
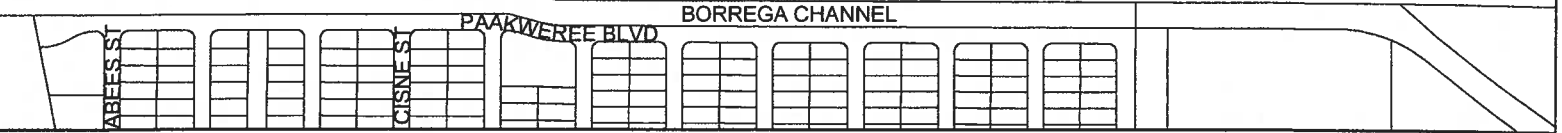
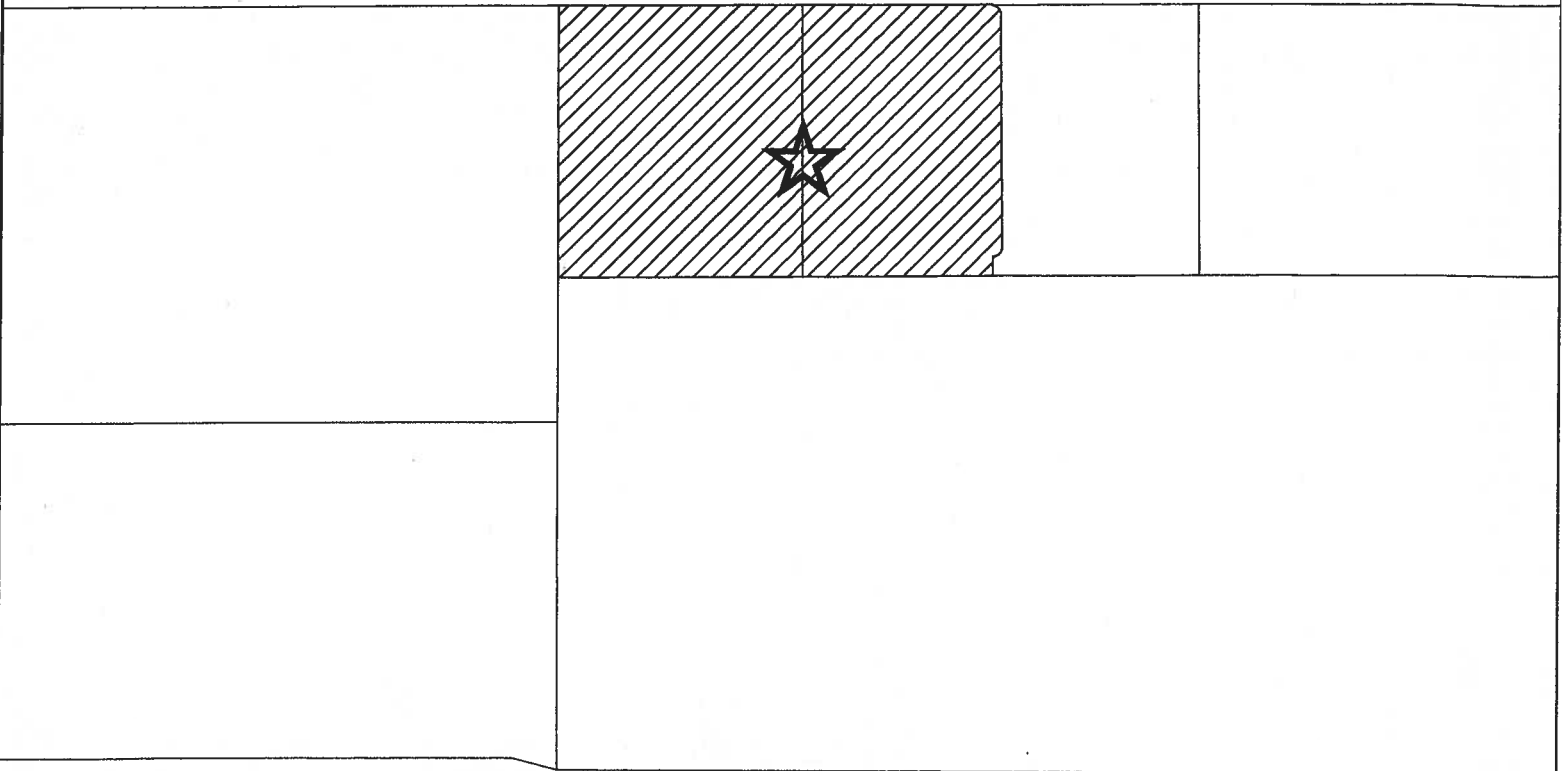
1 inch = 600 feet

Project Number:  
1004428  
Hearing Date:  
09/8/2016  
Zone Map Page: P-09  
Additional Case Numbers:  
16EPC-40037





DENNIS CHAVEZ BLVD



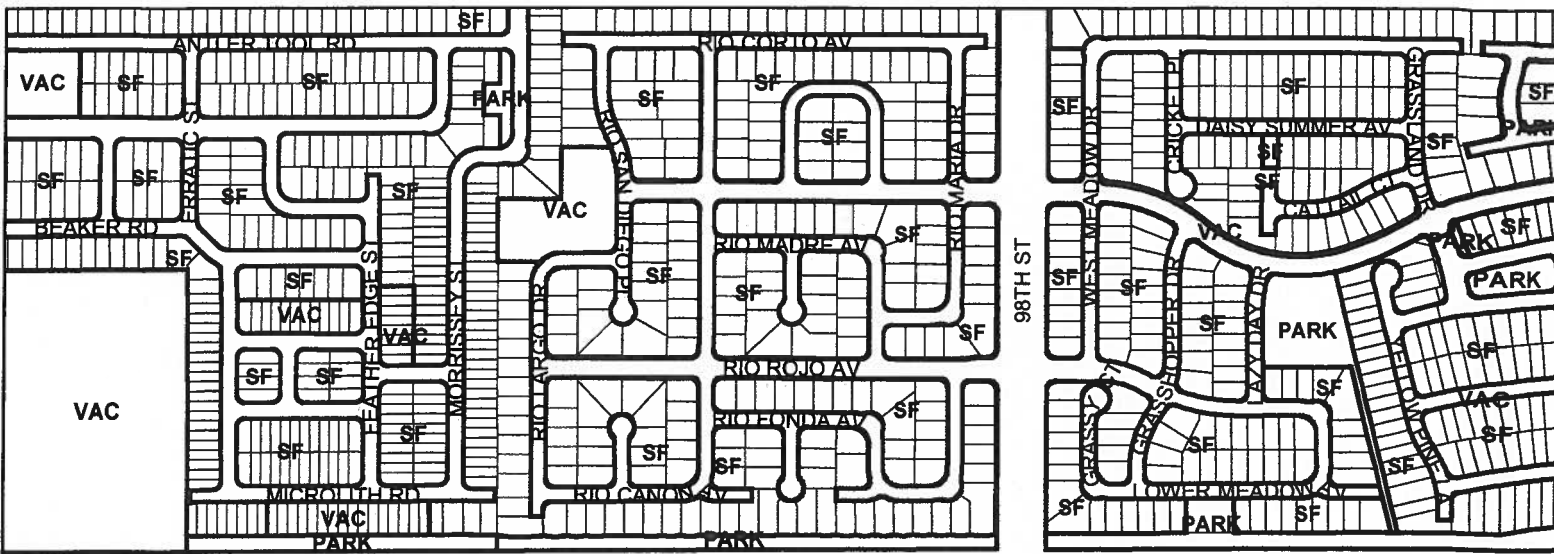
# HISTORY MAP

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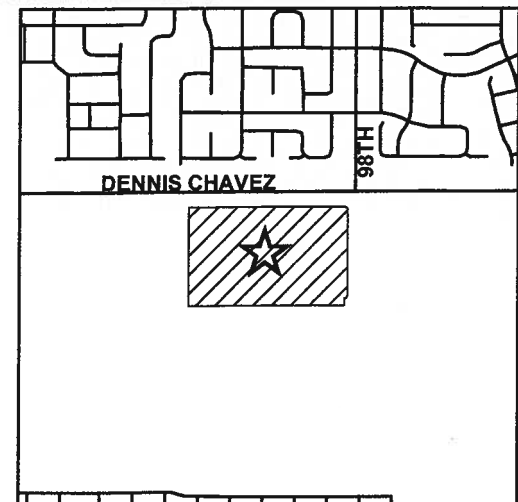
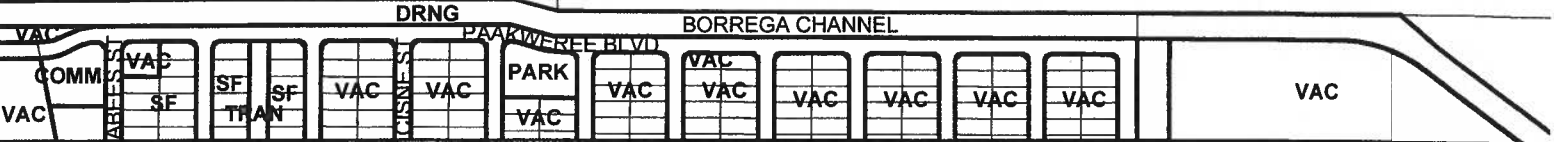
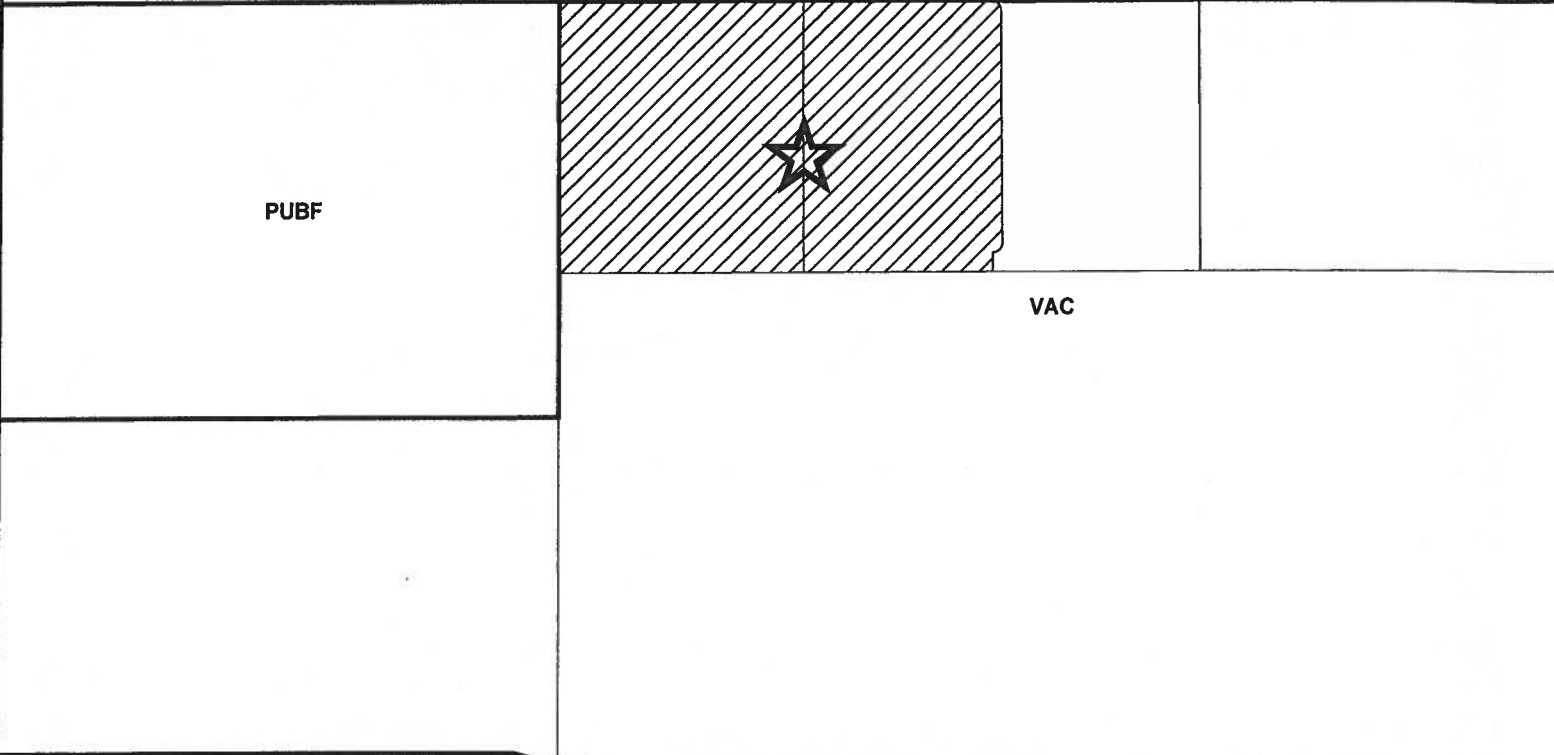


1 inch = 600 feet

Project Number:  
1004428  
Hearing Date:  
09/8/2016  
Zone Map Page: P-09  
Additional Case Numbers:  
16EPC-40037



DENNIS CHAVEZ BLVD



# LAND USE MAP

Note: Grey shading indicates County.

## KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 600 feet

Project Number:  
1004428  
Hearing Date:  
09/8/2016  
Zone Map Page: P-09  
Additional Case Numbers:  
16EPC-40037



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	R-LT	Rio Bravo SDP , Developing Urban Area, West Side Strategic Plan, Southwest Area Plan(county only)	Vacant
<b>North</b>	R-LT		Single Family
<b>South</b>	A-1		Vacant
<b>East</b>	R-LT		Vacant
<b>West</b>	A-1		Institutional( school complex )

**II. INTRODUCTION**

**Proposal**

The applicant proposes to amend the zoning from R-LT, Residential Zone to the R-2 Residential zone on a 26 acre site located near Dennis Chavez Boulevard and 118<sup>th</sup> Street in the southwest part of the City. The applicant proposes multi-family senior housing and multi-family housing for tract RR-3-A and possible development of multifamily and townhomes on tract RR-3-B. The zoning would allow apartments, townhouses or houses for person of any age, if the zoning is approved.

**EPC Role**

The EPC is recommending a body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)). This case is quasi-judicial matter.

**History/Background**

The site was zoned R-LT through the adoption of the Rio Bravo Sector Development Plan. There are no previously approved Site Development Plans for Subdivision or Building Permit. In 2006 an application for a zone change from R-LT to R-2 was submitted for tract RR3-B, but was withdrawn because planning staff recommended denial based on concerns about school capacity.

### ***Context***

The area is developed with single family housing to the north of Dennis Chavez Boulevard, and an APS school complex with a high school and a K-8 school at the south west corner of Dennis Chavez and 118th street. The area to the south of Dennis Chavez is a mix of vacant lots, large lot residential development and a small condominium development, south of the K-8 school. There is commercial development at Rio Bravo Boulevard and Coors Boulevard, about 1.7 miles east of the site.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates 98<sup>th</sup> Street and 118<sup>th</sup> Streets as Community Principal Arterials.

The LRRS designates Dennis Chavez Boulevard as a Regional Principal Arterial.

### ***Comprehensive Plan Corridor Designation***

Dennis Chavez Boulevard is an Express Corridor.

### ***Trails/Bikeways***

The Dennis Chavez Trail, a paved multi-use trail, exists from 118th Street to the subject site and is proposed to extend to Grace Vigil Road, just east of Unser Boulevard as a City facility and continue east as a County facility.

A bike lane is proposed along Dennis Chavez Boulevard from Atrisco Vista Boulevard to the River. There is an existing NMDOT bike path along Dennis Chavez Boulevard from 98th Street to Grace Vigil Road.

### ***Transit***

Refer to Transit Agency comments The 198 bus route passes directly in front of the site on Dennis Chavez Blvd., with stops at Atrisco Heritage High school and on 98<sup>th</sup> street, just north of Dennis Chavez Blvd.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

## ***III. ANALYSIS***

### ***APPLICABLE ORDINANCES, PLANS AND POLICIES***

#### ***Albuquerque Comprehensive Zoning Code***

The site is currently zoned R-LT. This zone provides suitable sites for houses, limited townhouses and incidental uses. The minimum lot size is 2,560 -3,500 square feet. The allowed height is 26 feet. On the site, 600 to 800 square feet of useable open space is required for each

dwelling unit. Parking for houses and townhouses must be provided at one space per bathroom, but not less than two spaces, for houses or town townhouses with additional subdivision requirements under 14-16-3-1(A)(24) Off Street Parking Requirements for Residential Use, additional parking may be required.

The proposed zoned, R-2 provides suitable sites for houses, townhouses and medium density apartments. Minimum lot size for townhouses is as detailed in the R-T zone, 2,200 square feet for townhomes and 3,600 square feet for houses. The minimum lot size for apartment is 6,000 square feet with an FAR of .5 and a maximum density of 30 dwelling units per acre. Parking must be provided at one space per bathroom, but not less than two spaces.

The R-2 zone also allows a family home day care and accessory living quarters. Community residential programs are allowed for client residents who are not substance abusers or part of a residential corrections program. Housing for client residents who are substance abusers or part of a residential corrections program are allowed conditionally and would require a public hearing in order to be approved.

#### *Albuquerque / Bernalillo County Comprehensive Plan*

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern

***Policy II.B.5d: is partially furthered because the proposed zoning will allow residential development in proximity to residential and institutional development, the proposed use adds density in an area indicated by the Rio Bravo sector development plan and will provide a new housing choice for the west side. However, the additional traffic from the development may impact the area.***

Policy II.B.5 e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

***Policy II.B.5 e is furthered because the site has access to a full range of urban services including roads, water, electric grid and transit. Future development on the site will likely require a traffic impact study, the mitigation measures from such study should help to address any traffic issues.***

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Center.

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acres.
- In areas where a transition is needed between single family homes and much more intensive development: densities will vary up to 30 dwelling units per net acres according to the intensity of development in adjacent areas.

***Policy II.B.5h is furthered because the subject site is adjacent to two activity centers and in an area with access to the existing street grid. The zoning in the area allows for both single family and multifamily development and commercial and institutional development near Dennis Chavez and 118<sup>th</sup>. The request will allow development that may act as a transition between the commercial and institutional development to the west and the lower density residential development to the east.***

#### B.7. Activity Centers

Policy II.B.7f: The most intense uses in Activity Center shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

***Policy II.B.7f is furthered because the proposed zone will allow the development of higher density housing in between the more intense commercial and institutional development to the west and the less intense single family development allowed to the east. The area around the corner of Dennis Chavez Boulevard and 118<sup>th</sup> street is a designated community activity center in the Comprehensive Plan, the area to the east is the Rio Bravo 2 neighborhood activity center***

Policy II.B.7f i: Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

***The area around the corner of Dennis Chavez Boulevard and 118th street is a designated community activity center in the Comprehensive Plan, the area to the east of the site is the Rio Bravo 2 Neighborhood Activity Center, however the zoning on the that center makes it unlikely that the area will develop as an activity center. The proposal would add multi-unit housing near an activity center. The request furthers policy II.B.7f i.***

#### D.5. Housing

Policy II.D.5a: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

***The applicant proposes to develop affordable senior housing on a portion the site; however the proposed zone would allow the development of houses, town houses or apartments at market rate or as part of an affordable development. Policy II.D.5a is partially furthered because the***

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*proposed zone will allow a wider variety of residential uses and so may be more likely to develop with affordable housing, but there is no way to guarantee the affordable development.*

***West Side Strategic Plan (WSSP)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters.

The subject site is located within the Gun Club Community, an area south of Blake Road, west of Coors Boulevard, east of the 118th Street Corridor, and north of the southern Plan Boundary (just south of Gun Club Road). This Community is a transition zone between the rural South Valley and the more urbanized area to the north in Bridge/Westgate. The Community Activity Center for the Gun Club Community is roughly located near the Coors and Rio Bravo intersection. With the extension of Rio Bravo to Paseo del Volcan for the formation of the Southwest loop of the metropolitan area, increased density is foreseen for this Center. Other higher-density development will also be appropriate along the Rio Bravo Corridor, especially at the Unser Boulevard, 98th Street, and 118th Street intersections

Relevant goals/policies include the following:

Policy 2.5: When considering approval of subdivision for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

*The proposed zone will allow the development of houses, townhouse and apartments. Three new schools, a K-8, a K-5 and a high school have developed in the past 10 years. Also, in 2016 voters approved a bond for an additional K-8 school on the west side. In spite of this new construction, comments from APS shows that Atrisco Heritage Academy is over capacity by 326 students, and APS predicts that the K-8 school will be over capacity by 374 students in the 2017-2018 school year. Harrison Middle school has excess capacity of 254 students.*

*The applicant states the existing zoning would allow about 200 dwelling units while the proposed zoning would allow about 540 units, 120 of which would be senior housing. The additional units would be a mix of multi-family and townhomes and would be less likely to generate the same level of students as a single family development.*

*The applicant also states that the provision of a range of residential forms and densities that meets the needs of different demographic groups is an important component in the growth and development of healthy economy and that economic growth will be needed to pay for school bonds and establish a higher permanent base.*

*Additionally, the applicant states that the site is near the boundary of Rio Grande High School, where enrolment is lower. APS explores solutions to overcrowding that include the construction of new schools or additions to existing schools, the addition of portables, the use of non-classroom spaces for temporary classrooms, lease facilities, and the use of other public facilities*

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***Policy 2.5 requires that the City consider the school capacity. The comments from APS show that the area schools closest to the site are over capacity. The proposed zone may have other benefits to the community, but will likely contribute the school overcrowding in the short term.***

Gun Club Community Policy 3.48: Promote low-density development consistent with the rural character of the area within most of the Gun Club Community. Exceptions to this are in residential areas of the community north of Senator Dennis Chavez Boulevard and in Activity Centers in key locations of the Rio Bravo corridor where mixed use commercial services, public facilities, high density residential, and employment uses are appropriate. These areas should have a greater variety of densities and land uses.

***Gun Club Community Policy 3.48 is furthered because the proposed zone will allow the development of higher density residential uses along the Rio Bravo/Dennis Chavez Corridor near 98<sup>th</sup> Street and close to 118<sup>th</sup> street. The area has existing schools (public facilities and employment uses). The new zone will add additional housing opportunities in proximity to these uses.***

Rio Bravo Community Policy 3.69a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Center in the Rio Bravo Community

***Rio Bravo Community Policy 3.69a: is furthered because the subject site is located between the 118th and Dennis Chavez Blvd. Community Activity Center (per the Comprehensive Plan) and the Rio Bravo 2 Neighborhood Activity Center (per the WSSP and the Rio Bravo SDP). The site has access to a major roadway with transit service.***

Density and Character Issues, Page 50: This plan does not limit residential densities. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. Performance and design criteria for these areas will reflect the goals and spirit of the plan. Growth will be guided by development patterns rather than a specific density to be met. Densities and boundaries may differ among communities, yet meet overall objectives.

***The proposed zone change from R-LT to R-2 furthers the intent of this discussion on density. The subject site is located along a major corridor, Dennis Chavez Blvd., is designated a Regional Principal Arterial, and has transit service today (Route 198) transit service may expand in the future as the area develops. The site is located adjacent to the 118th/Dennis Chavez Community Activity Center.***

### ***Rio Bravo Sector Development Plan (RBSDP)- Rank III***

The Rio Bravo Sector Development Plan (RBSDP) was adopted in 1989 (Enactment No. 215-1988) and consisted of approximately 1,289 net acres of land.

In 1999, the Rio Bravo Sector Development Plan (RBSDP)- Amendment No. 1 was adopted and became effective in 2000 (Enactment No. 4-2000). The purpose of the amendment was to

recognize major changes such as land ownership and revisions to applicable, related plans (the WSSP and the SAP). A comparison of the original and amended RBSDP begins on p. 43.

In March 2009, the City Council adopted revisions to the Rio Bravo Sector Development Plan (RBSDP) and correspondingly amended the West Side Strategic Plan (WSSP) (Enactment No. R-2009-035). The revisions consisted of showing designated Activity Centers, roadway access, creating mixed-use zoning districts, and improving pedestrian and bicyclist safety. Boundaries of the RBSDP are Paseo del Volcan on the west, Coors Blvd. on the east, Central Ave. on the north, and Dennis Chavez (Rio Bravo) Blvd. on the south.

Relevant goals/policies include the following:

II.D.1. Land Uses Parcelization and Development, page 25: Zone Designation Concentrations. After City adoption of this regulation, no more than 25 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT designation shall be surrounded in all directions by land uses that are not detached houses.

***The Rio Bravo Sector Development Plan contains R-LT as the predominant residential zone; the intent of the policy seems to be the encouragement of a variety of housing types. The area has developed with detached, single family housing almost exclusively. The proposed zone reintroduces the possibility of land uses that are not detached houses. II.D.1. Land Uses Parcelization and Development, is furthered by this request.***

Page 51 A. Developmental Goal: Plan Objective: A mixed use community with housing and employment opportunities in close proximity.

***The proposed change furtheres the intent of the RBSDP by adding the possibility of multi-family development as proposed within the plan area. The proximity of the subject site to the 118th and Dennis Chavez Community Activity Center furthers the goal of the plan, by placing multi-family housing in close proximity to existing ( APS) and future employment opportunities.***

#### ***Futures 2040 Metropolitan Transportation Plan***

Page EX-4: ...the Preferred Scenario emphasizes additional development in activity centers, along key corridors, and near premium transit nodes.

Page 1-6: Goal: Active Places: Objectives 2) Encourage a Mix of Land Uses in Appropriate Locations.

Page 5-15: Recommendations: Encourage higher-density development patterns in key locations to better support transit, economic activity, walkability, and vibrant places.

***The subject site is located between a Community Activity Center and a Neighborhood Activity Center, and along a major roadway already served by transit. The site is an appropriate location for higher density residential development, and adds to the mix of land uses in the immediate area. The proposed zone is generally consistent with the goals of the 2040***

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*Transportation Plan, but in order to gain the benefit of the greater density, the transit options in the area should increase.*

**Resolution 270-1980 (Policies for Zone Map Change Applications)**

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

**Analysis of Applicant's Justification**

**Note:** Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*The applicant states that the proposed zone is consistent with the health, safety, morals and general welfare of the City because the request will support the development of affordable senior multi-family housing and multi-family housing. The applicable plans express a need for this type of development. The location is appropriate for residential development with a mix of densities. Additionally there is policy support for this request.*

***The zoning will allow the development houses, townhouses or apartments in an area with existing residential and commercial development. The proposed uses are generally compatible with the existing development and will not have a negative impact on the area.***

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

*The proposed zone change does not negatively affect the stability of land use and zoning in the area. This proposed zone change maintains the residential use, furthers the intent of the RB SDP, and maintains the stability of land uses as planned within the plan area. The RB SDP includes the R2 zone. The RB SDP proposed 98.3 acres of multi-family development throughout the plan area. However, 56 acres of land zoned multi-family was developed with single family homes. As the majority of the land zoned for multi-family in the RB SDP did not develop as anticipated, this zone map amendment provides an opportunity to reclaim the balance by adding 26.86 acres of land to be developed with senior multi-family housing, multi-family, and townhouses.*



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*The proposed zone will allow residential development, at a mix of densities, in an area with existing residential and commercial development. There is R-2 zoning to the east of the subject site.*

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

*Refer to policy analysis for additional information*

*The applicant states that the request is consistent with the Comprehensive Plan, West Side Strategic Plan and the Rio Bravo Sector Development Plan because it will allow the development of additional, affordable housing options in or near an activity center.*

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
  2. Changed neighborhood or community conditions justify the change; or
  3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*The applicant states that there are changed conditions in the form of a new Community Activity Center designated by the Comprehensive Plan in 2013, the recommendation of a new community activity in the Southwest Strategic Action Plan in 2009 and the development of the multi-family zoned areas with single family development. Additionally, the construction of new schools in the area addresses the previous issue of school overcrowding. Finally, Bernalillo County adopted a master plan for the area near the site that envisions a residential community with mixed densities.*

*Staff agrees that designation of new community activity centers makes the proposed higher zone appropriate. The additional density may support transit and future commercial development in the commercial areas near the subject site. The school capacity issue has been addressed. The Rio Bravo Sector Development Plan contained R-2 zoning that could have allowed multifamily development, but these zones were developed with higher density single family. The additional multi-family zoning will allow for multi-family development in the area.*

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

*This zone change request will not cause harm to the adjacent property, neighborhood, or community. The zone change will allow for the development of a range of different residential forms, including multi-family, senior multi-family housing, and townhouses. There are three new schools in the area, George I. Sanchez Collaborative Community School (K-8th), Atrisco Heritage Academy High School, and Rudolfo Anya Elementary School. Development of this site supports the development of the recently (2013) designated 118th and Dennis Chavez Boulevard Community Activity Center, which could provide some much needed commercial services for the area. The proposed zone change supports the intent of the RB SDP, by redressing the imbalance*

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*of detached single-family residential development in the plan area. The subject site is adjacent to a major roadway, that includes transit service. And the site is adjacent to the 118th/Dennis Chavez Community Activity Center and the Atrisco Heritage Academy High School athletic fields and will provide an appropriate transition to the proposed single-family development to the south.*

***The allowed uses in the R-2 zone are residential and will be of higher density than the existing residential development but will still be a compatible residential use.***

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
  2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*The proposed zone change will not incur any major and unprogrammed capital expenditures by the city. Adjacent single family and institutional development is north and west of the subject site. Roadway, water, sewer, and storm water facilities exist in the immediate area and any required extensions will be the responsibility of the owner.*

***The area has existing infrastructure and future development will be the responsibility of the owner or a developer. Staff agrees that the proposed zone will not cause unprogrammed capital expenditures.***

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*The cost of land or other economic considerations are not the primary factor for this request.*

***The applicant has not cited the cost of land as part of the justification, but has cited changed conditions and has demonstrated that the request is consistent with applicable plans.***

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*The site's location adjacent to Dennis Chavez Boulevard is relevant factor to consider in this application, however it is not the only justification for the change in zoning.*

***The location on Dennis Chavez Boulevard is relevant to the request because the Rio Bravo Sector Development Plan calls out the area as an appropriate place for more intense development. However, the applicant has provided justification beyond this for the request.***

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

*The application covers two parcels that would total 26.86 acres. The request is not considered a "spot zone".*

*The proposed zone will give these two parcels a zone that is different from the adjacent parcels and so they could be considered a spot zone. However, the applicant has stated that proposed zone could act as a transition between the school to the west and the single family zoning to the east. Additionally, the prohibition against spot zoning is also about keeping incompatible land uses apart. The proposed zone is compatible with the adjacent zoning and allowed uses.*

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
  1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*The proposed zone change is not considered "strip zoning" due to the size and location of the site.*

*The proposed zone does technically create a strip of zoning along a street that is different from the adjacent zones; however it is a large area, not a small, out of place strip and as stated in section I, will be compatible with adjacent land uses.*

### **Other Analysis**

Based on the comments from the New Mexico Department of Transportation, a traffic impact study will be required when development occurs on the site.

The proposed zone will add to the housing to jobs imbalance on the west side, but the development will add density in an area where transit services exists and may encourage additional transit.

#### **IV. AGENCY & NEIGHBORHOOD CONCERNS**

##### ***Reviewing Agencies***

The comments from Long Range Planning asked the applicant to address WSSP policy 1.3 and 2.5. Both of these policies were amended in 2005 to strengthen the language regarding school capacity and then amended again in 2006 to revert back to the original language. The applicant has addressed policy 2.5, which requires that the City consider school capacity.

WSSP policy 1.3 addresses zone changes from commercial, office or industrial uses to residential uses and is not relevant to this request.

The comments from APS indicate that school capacity may be an issue if the request is approved.

##### ***Neighborhood/Public***

The Anderson Hills Neighborhood Association, Anderson Hills Home Owner's Association, Los Volcanes Neighborhood Association, South Valley Coalition of Neighborhood Associations

South West Alliance of Neighbors (SWAN), Westside Coalition of Neighborhood Associations were notified of the request. A facilitated meeting was not recommended or requested.

Property owners within 100 feet of the site were also notified of the request.

#### **V. CONCLUSION**

The applicant proposes senior housing on a portion the site, but the proposed zone would allow apartments, townhouses or houses for persons of any age. The request is general consistent with applicable goals and policies of the governing plans because it will allow the development of a new housing option in area where there is limited housing variety and in an area where higher density housing is deemed appropriate by the Comprehensive Plan, West Side Strategic Plan and Rio Bravo Sector development Plan. However, request may add additional traffic that will impact the area and may contribute to the existing overcrowding issue for the area schools.

Because the applicant is requesting a straight (not SU-1 Zone) there are no conditions of approval.

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**FINDINGS – 16 EPC-40037 –September 8, 2016- Sector Plan Amendment (Zone Change)**

1. This is a request for a Sector Development Plan Map Amendment (Zone Change) for Tracts RR-3-A and RR-3-B Bulk Land Plat, Westland South Tracts RR-3A through RR-3-B, located on Dennis Chavez Boulevard between 98<sup>th</sup> street and 118<sup>th</sup> street and containing approximately 26.86 acres.
2. The proposal would change the underlying zoning from R-LT, Residential with Limited Townhomes and Houses to R-2, Residential with Apartments, Townhomes and houses.
3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic, Rio Bravo Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. The subject site is within the Developing Urban Area of the Comprehensive Plan. The following goals and policies of the Comprehensive Plan are applicable :

- A. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern

***Policy II.B.5d: is partially furthered because the proposed zoning will allow residential development in proximity to residential and institutional development, the proposed use adds density in an area indicated by the Rio Bravo sector development plan and will provide a new housing choice for the west side. However, the additional traffic from the development may impact the area.***

- B. PolicyII.B.5 e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

***Policy II.B.5 e is furthered because the site has access to a full range of urban services including roads, water, electric grid and transit. Future development on the site will likely require a traffic impact study, the mitigation measures from such study should help to address any traffic issues.***

- C. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
  - In designated Activity Center.
  - In areas with excellent access to the major street network.
  - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acres.
- In areas where a transition is needed between single family homes and much more intensive development: densities will vary up to 30 dwelling units per net acres according to the intensity of development in adjacent areas.

***Policy II.B.5h is furthered because the subject site is adjacent to two activity centers and in an area with access to the existing street grid. The zoning in the area allows for both single family and multifamily development and commercial and institutional development near Dennis Chavez and 118<sup>th</sup>. The request will allow development that may act as a transition between the commercial and institutional development to the west and the lower density residential development to the east.***

#### B.7. Activity Centers

- D. Policy II.B.7f: The most intense uses in Activity Center shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

***Policy II.B.7f is furthered because the proposed zone will allow the development of higher density housing in between the more intense commercial and institutional development to the west and the less intense single family development allowed to the east. The area around the corner of Dennis Chavez Boulevard and 118<sup>th</sup> street is a designated community activity center in the Comprehensive Plan, the area to the east is the Rio Bravo 2 neighborhood activity center***

- E. Policy II.B.7f i: Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

***The area around the corner of Dennis Chavez Boulevard and 118th street is a designated community activity center in the Comprehensive Plan, the area to the east of the site is the Rio Bravo 2 Neighborhood Activity Center, however the zoning on the that center makes it unlikely that the area will develop as an activity center. The proposal would add multi-unit housing near an activity center. The request furthers policy II.B.7f i.***

#### D.5. Housing

- F. Policy II.D.5a: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

***The applicant proposes to develop affordable senior housing on a portion the site; however the proposed zone would allow the development of houses, town houses or apartments at market rate or as part of an affordable development. Policy II.D.5a is partially furthered because the proposed zone will allow a wider variety of residential uses and so may be more likely to develop with affordable housing, but there is no way to guarantee the affordable development.:***

5. The following policies of the West Side Strategic Plan are applicable:

- A. Policy 2.5: When considering approval of subdivision for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

*The proposed zone will allow the development of houses, townhouse and apartments. Three new schools, a K-8, a K-5 and a high school have developed in the past 10 years. Also, in 2016 voters approved a bond for an additional K-8 school on the west side. In spite of this new construction, comments from APS shows that Atrisco Heritage Academy is over capacity by 326 students, and APS predicts that the K-8 school will be over capacity by 374 students in the 2017-2018 school year. Harrison Middle school has excess capacity of 254 students.*

*The applicant states the existing zoning would allow about 200 dwelling units while the proposed zoning would allow about 540 units, 120 of which would be senior housing. The additional units would be a mix of multi-family and townhomes and would be less likely to generate the same level of students as a single family development.*

*The applicant also states that the provision of a range of residential forms and densities that meets the needs of different demographic groups is an important component in the growth and development of healthy economy and that economic growth will be needed to pay for school bonds and establish a higher permanent base.*

*Additionally, the applicant states that the site is near the boundary of Rio Grande High School, where enrolment is lower. APS explores solutions to overcrowding that include the construction of new schools or additions to existing schools, the addition of portables, the use of non-classroom spaces for temporary classrooms, lease facilities, and the use of other public facilities*

*Policy 2.5 requires that the City consider the school capacity. The comments from APS show that the area schools closest to the site are over capacity. The proposed zone may have other benefits to the community, but will likely contribute the school overcrowding in the short term.*

- B. Gun Club Community Policy 3.48: Promote low-density development consistent with the rural character of the area within most of the Gun Club Community. Exceptions to this are in residential areas of the community north of Senator Dennis Chavez Boulevard and in Activity Centers in key locations of the Rio Bravo corridor where mixed use commercial services, public facilities, high density residential, and employment uses are appropriate. These areas should have a greater variety of densities and land uses.

*Gun Club Community Policy 3.48 is furthered because the proposed zone will allow the development of higher density residential uses along the Rio Bravo/Dennis Chavez Corridor near 98<sup>th</sup> Street and close to 118<sup>th</sup> street. The area has existing schools (public facilities and employment uses). The new zone will add additional housing opportunities in proximity to these uses.*

- C. Rio Bravo Community Policy 3.69a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Center in the Rio Bravo Community

***Rio Bravo Community Policy 3.69a: is furthered because the subject site is located between the 118th and Dennis Chavez Blvd. Community Activity Center (per the Comprehensive Plan) and the Rio Bravo 2 Neighborhood Activity Center (per the WSSP and the Rio Bravo SDP). The site has access to a major roadway with transit service.***

- D. Density and Character Issues, Page 50: This plan does not limit residential densities. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. Performance and design criteria for these areas will reflect the goals and spirit of the plan. Growth will be guided by development patterns rather than a specific density to be met. Densities and boundaries may differ among communities, yet meet overall objectives.

***The proposed zone change from R-LT to R-2 furthers the intent of this discussion on density. The subject site is located along a major corridor, Dennis Chavez Blvd., is designated a Regional Principal Arterial, and has transit service today (Route 198) transit service may expand in the future as the area develops. The site is located adjacent to the 118th/Dennis Chavez Community Activity Center.***

6. The following policies of the Rio Bravo Sector Development Plan are applicable to the request:

II.D.1. Land Uses Parcelization and Development, page 25: Zone Designation Concentrations. After City adoption of this regulation, no more than 25 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT designation shall be surrounded in all directions by land uses that are not detached houses.

***The Rio Bravo Sector Development Plan contains R-LT as the predominant residential zone; the intent of the policy seems to be the encouragement of a variety of housing types. The area has developed with detached, single family housing almost exclusively. The proposed zone reintroduces the possibility of land uses that are not detached houses. II.D.1. Land Uses Parcelization and Development, is furthered by this request.***

Page 51 A. Developmental Goal: Plan Objective: A mixed use community with housing and employment opportunities in close proximity.

***The proposed change furthers the intent of the RBSDP by adding the possibility of multi-family development as proposed within the plan area. The proximity of the subject site to the 118th and Dennis Chavez Community Activity Center furthers the goal of the plan, by placing multi-family housing in close proximity to existing ( APS) and future employment opportunities.***



7. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A. The applicable plans express a need for this type of development. The location is appropriate for residential development with a mix of densities. Additionally there is policy support for this request. The zoning will allow the development houses, townhouses or apartments in an area with existing residential and commercial development. The proposed uses are generally compatible with the existing development and will not have a negative impact on the area.
  - B. The proposed zone change does not negatively affect the stability of land use and zoning in the area. This proposed zone change maintains the residential use, furthers the intent of the applicable plans, and maintains the stability of land uses as planned within the plan area. The proposed zone will allow residential development, at a mix of densities, in an area with existing residential and commercial development. There is R-2 zoning to the east of the subject site.
  - C. See findings 4,5 and 6
  - D. The applicant states that there are changed conditions in the form of a new Community Activity Center designated by the Comprehensive Plan in 2013, the recommendation of a new community activity in the Southwest Strategic Action Plan in 2009 and the development of the multi-family zoned areas with single family development. Additionally, the construction of new schools in the area addresses the previous issue of school overcrowding. Finally, Bernalillo County adopted a master plan for the area near the site that envisions a residential community with mixed densities.  
  
The designation of new community activity centers makes the proposed higher zone appropriate. The additional density may support transit and future commercial development in the commercial areas near the subject site. The school capacity issue has been addressed. The Rio Bravo Sector Development Plan contained R-2 zoning that could have allowed multifamily development, but these zones were developed with higher density single family. The additional multi-family zoning will allow for multi-family development in the area.
  - E. The allowed uses in the R-2 zone are residential and will be of higher density than the existing residential development but will still be a compatible residential use.
  - F. The area has existing infrastructure and future development will be the responsibility of the owner or a developer. The proposed zone will not cause unprogrammed capital expenditures.
  - G. The applicant has not cited the cost of land as part of the justification, but has cited changed conditions and has demonstrated that the request is consistent with applicable plans.
  - H. The location on Dennis Chavez Boulevard is relevant to the request because the Rio Bravo Sector Development Plan calls out the area as an appropriate place for more intense development. However, the applicant has provided justification beyond this for the request.

---

I. The proposed zone will give these two parcels a zone that is different from the adjacent parcels and so they could be considered a spot zone. However, the applicant has stated that proposed zone could act as a transition between the school to the west and the single family zoning to the east. Additionally, the prohibition against spot zoning is also about keeping incompatible land uses apart. The proposed zone is compatible with the adjacent zoning and allowed uses.

J. The proposed zone does technically create a strip of zoning along a street that is different from the adjacent zones; however it is a large area, not a small, out of place strip and as stated in section I, will be compatible with adjacent land uses.

8. Because the request amends the zoning imposed by the Rio Bravo Sector Development Plan, it constitutes a Sector Development Plan Amendment. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)).
9. The Anderson Hills Neighborhood Association, Anderson Hills Home Owner's Association, Los Volcanes Neighborhood Association, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors (SWAN), Westside Coalition of Neighborhood Associations were notified of the request. A facilitated meeting was not recommended or requested.
10. Property owners within 100 feet of the site were also notified of the request.
11. As of this writing, staff has not received any comments from the public.

***RECOMMENDATION - 16EPC-40037, September 8, 2016***

**APPROVAL of 16 EPC- 40037 a request for Sector Development Plan Amendment (Zone Change) from R-LT To R-2 for Tracts RR-3-A and RR-3-B Bulk Land Plat, Westland South Tracts RR-3A through RR-3-B, located on Dennis Chavez Boulevard between 98th street and 118th street and containing approximately 26.86 acres , based on the preceding Findings.**

---

***Maggie Gould  
Planner***

***Notice of Decision cc list:***

Consensus Planning 302 8th Street NW ABQ NM 87102

Ceja Vista LLC. 6330 Riverside Plaza ABQ NM 87120

---

## **CITY OF ALBUQUERQUE AGENCY COMMENTS**

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

##### **Office of Neighborhood Coordination**

Anderson Hills NA (R)

Anderson Hills HOA

Los Volcanes NA (R)

South Valley Coalition of NA's

South West Alliance of Neighbors (SWAN)

Westside Coalition of NA's

Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 7/6/16  
- siw

Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 7/28/16  
- dlc

##### **Long Range Planning**

- The applicant needs to address WSSP Policies 1.3 and 2.5.
- This will be very important in relation to comments from APS, especially if the potential senior housing is not realized.
- What assurances would be in place to minimize potential impact on APS school capacities?

##### **Metropolitan Redevelopment Agency**

### ***CITY ENGINEER***

#### **Transportation Development**

No Objection

#### **Hydrology Development**

#### **NM DOT**

As development progresses, the NMDOT is requiring the owner and ?or developer schedule an appointment with Nancy Perea to discuss this development's potential impacts on NM 500( Dennis Chavez). A Traffic Impact Analysis is likely to be required.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

A development agreement for Tracts RR-3-A through RR-3-E is to be heard at the August Water Authority Board meeting. A serviceability statement has been written for the subject properties. It is to be noted that the development agreement being presented limits the total number of dwelling units (including equivalent units for multi-family) to 403 units for the entire Phase 1 development. It is understood that the zone change may allow for multi-family which will be accounted for by the equivalent units.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

Reviewed , No Comment

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

## **COMMENTS FROM OTHER AGENCIES**

### **BERNALILLO COUNTY**

#### **ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, No comments

### **ALBUQUERQUE PUBLIC SCHOOLS**

**Bulk Land Plan Westland South**, Lots RR-3-A through RR-3-E, is located on Dennis Chavez Blvd SW, between 98<sup>th</sup> Street SW and 118<sup>th</sup> Street SW. The owner of the above property requests approval of a Zone Change from R-LT to R-2 Residential Zone. Increases in zoning to allow additional residential development in this area will have impacts to the Navajo Elementary School, Harrison Middle School, George I. Sanchez K-8, and Artisco Heritage Academy High School. Currently, Navajo ES and Harrison MS have available capacity. Atrisco Heritage Academy HS is overcrowded. George I Sanchez Prek to 8<sup>th</sup> grade is anticipated to be significantly overcrowded by next 16-17 school year.

The new George I. Sanchez K-8 was constructed in 2015 to alleviate overcrowding of schools within the SW region of Albuquerque. George I Sanchez enrollment has exceeded enrollment projections and the school enrollment is anticipated to be above capacity, i.e. overcrowded by next 2017-18 school year.

<b>Loc #</b>	<b>School</b>	<b>2015-16 40<sup>th</sup> Day</b>	<b>2016-17 5<sup>th</sup> Day**</b>	<b>Capacity</b>	<b>Space Available</b>
415	Harrison MS (8 <sup>th</sup> grade 16/17 School Year)	659	546	800	254
496	George I. Sanchez preschool to 8 <sup>th</sup> grade (enrollment reflects preschool to 7 <sup>th</sup> grade only for 2016-17 SY)	917	1408*	1,420	12
576	Atrisco Heritage Academy	2,509	2,636	2,310	-326

\*The 2016-17 5<sup>th</sup> Day Enrollment includes an anticipated preschool enrollment of 60 students at George I Sanchez; Enrollments for this program are still being finalized.

\*\*please see note below regarding George I Sanchez anticipated crowding for 2017-18 SY.

Note: The new GI Sanchez K-8 has a phased opening strategy. In 2015, the school opened with grades Preschool to 6<sup>th</sup> grade. This 2016 school year, the school opened with grades preschool to 7<sup>th</sup>. Next year, all grades preschool to 8<sup>th</sup> grade will be open. Based on current demographic trends, the new GI Sanchez K-8 will be overcrowded by 2017-18 school year when the 8<sup>th</sup> grade will be opened. We anticipate that the school will have approximately 1,794 students by next year and will have (-374) seats available.

***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments. However, MRMPO would like the applicant and the Commission to be aware that a zone change along Dennis Chavez Blvd that enables greater allowable densities that, unless mitigated with commensurate transit and/or non-motorized services, may have off-site traffic impacts. MRCOG traffic count data indicates that Dennis Chavez Blvd is already at or approaching capacity at peak hours. A traffic impact analysis conducted at later stages of project development will identify onsite and offsite roadway infrastructure needs accordingly.

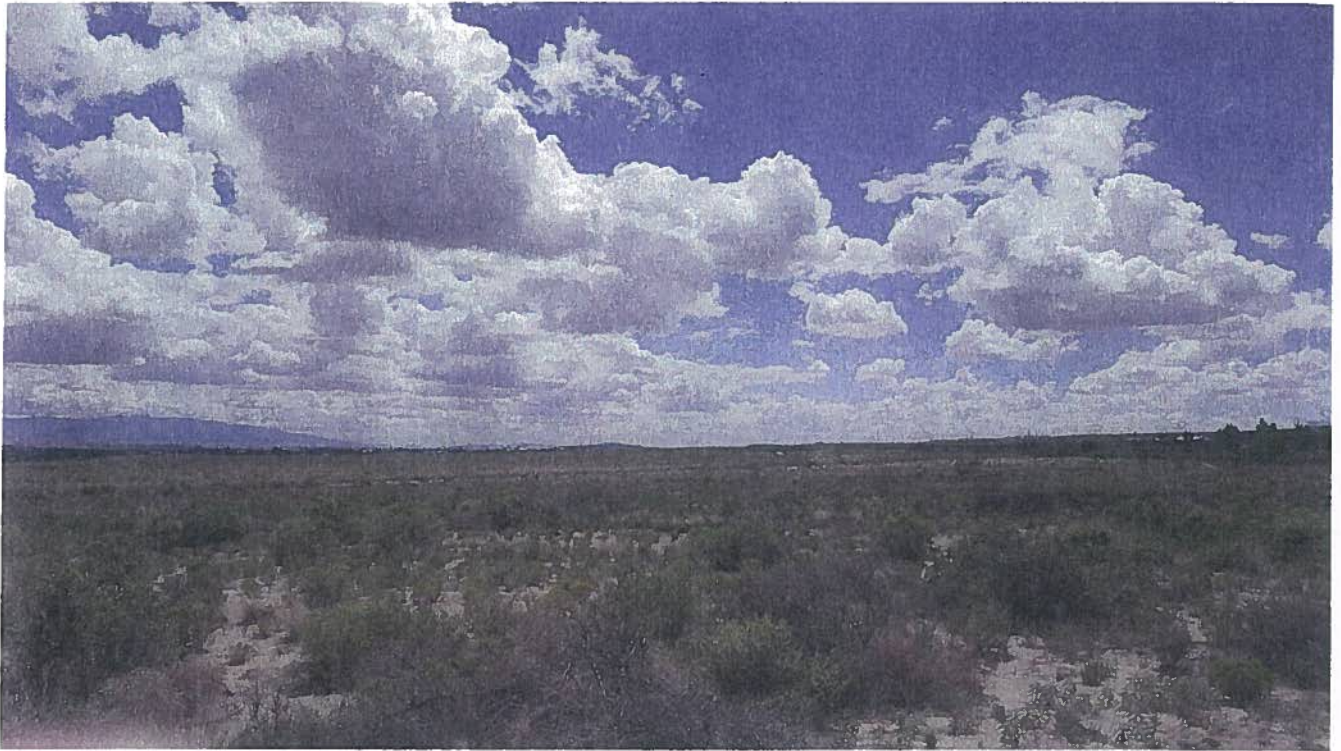
For informational purposes, Dennis Chavez Blvd is functionally classified as an Existing Principal Arterial in the project area. Additionally, the Long Range Bikeway System identifies a proposed bicycle lane along Dennis Chavez Blvd between I-25 and Cerro Colorado Rd, and proposed paved trails south of the site and north of the site. Dennis Chavez Blvd has been identified on the Intelligent Transportation Systems regional architecture.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

No comments based on information provided to date





Looking south across the site from Dennis Chavez Blvd.  
Looking southeast from Dennis Chavez Blvd.



Dennis Chavez Blvd.





Looking northwest across from the site toward the residential development from 98<sup>th</sup> street and Dennis Chavez Blvd.

Looking west toward Atrisco Heritage High School





## ZONING

Please refer to the Zoning Code for specifics of  
The R-LT and R-2 zones

APPLICATION INFORMATION



### SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### Supplemental Form (SF)

S Z

### ZONING & PLANNING

- Annexation
- V  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P  Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D  Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505 764 9801  
 ADDRESS: 302 8<sup>th</sup> Street NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com  
 APPLICANT: Celia Ortiz LLC PHONE: 505 353 5051  
 ADDRESS: 6330 Riverside Plaza Lane NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: zone change from R-LT to R2.

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

### SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. RR-3-A, RR-3-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Bulk landplat Westland South Tracts RR-3-A through RR-3-E  
 Existing Zoning: R-LT Proposed zoning: R2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): P-09 UPC Code: 100905303931430145  
100905310931430146

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_V\_S, etc.):  
1004428

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 2 No. of proposed lots: \_\_\_\_\_ Total site area (acres): 26.86  
 LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Boulevard SW  
 Between: 98<sup>th</sup> Street SW and 118<sup>th</sup> Street SW  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: 7/12/2016

### SIGNATURE

(Print Name) James K. Strazier DATE \_\_\_\_\_ Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Revised: 11/2014

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>116EPC - 40037</u>	<u>A2M</u>	---	<u>\$ 955.00</u>
<input checked="" type="checkbox"/> All checklists are complete	---	<u>ADV</u>	---	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All fees have been collected	---	<u>LMF</u>	---	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	---	---	---	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	---	---	---	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	---	---	---	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	---	---	---	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	---	---	---	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	---	---	---	\$ _____
	Hearing date <u>September 8, 2016</u>			Total <u>\$ 1080.00</u>

7-28-16 Project # 1004428

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC08)**

- Application for zone map amendment including those submittal requirements (see below).  
*Annexation and establishment of zoning must be applied for simultaneously.*
  - Petition for Annexation Form and necessary attachments
  - Zone Atlas map with the entire property(ies) clearly outlined and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - Letter of authorization from the property owner if application is submitted by an agent
  - Board of County Commissioners (BCC) Notice of Decision
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

**SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)

**SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)

**SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
  - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
  - Zone Atlas map with the entire plan area clearly outlined and indicated
  - Letter describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
  - Traffic Impact Study (TIS) form (for EPC public hearing only)
  - Fee for EPC final approval only (see schedule)
  - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

**AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- Zone Atlas map with the entire property clearly outlined and indicated
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

**AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
  - Plan to be amended with materials to be changed noted and marked
  - Zone Atlas map with the entire plan/amendment area clearly outlined
  - Letter of authorization from the property owner if application is submitted by an agent (map change only)
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
  - Traffic Impact Study (TIS) form
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
  - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
  - Letter describing, explaining, and justifying the request
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strouger, AICP  
Applicant name (print)

[Signature] 7/28/16  
Applicant signature & Date



Revised: June 2011

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
16EPC 40037

[Signature] 7-28-16  
Staff signature & Date  
Project # 1004428

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CEJA VISTA LLC DATE OF REQUEST: 7/18/16 ZONE ATLAS PAGE(S): P9

**CURRENT:**

ZONING RLT  
PARCEL SIZE (AC/SQ. FT.) 15/12 AC

**LEGAL DESCRIPTION:**

LOT OR TRACT # RR3A/RR3B BLOCK # \_\_\_\_\_  
SUBDIVISION NAME WESTLAND SOUTH

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE [ ] From RLT To R-2  
SECTOR, AREA, FAC, COMP PLAN [✓]  
AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

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: \_\_\_\_\_  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 7/18/16

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

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> 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:

CEJA VISTA TIS

THE LEVEL OF NON-RESIDENTIAL DEVELOPMENT MAY NEED TO BE ADJUSTED DOWN TO ACCOUNT FOR THE INCREASE IN TRIPS OF THE FUTURE RESIDENTIAL DEVELOPMENT.

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.

[Signature]  
TRAFFIC ENGINEER

7-28-16  
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 1/1  
-FINALIZED 1/1

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

***Ceja Vista Development (Dennis Chavez Blvd. / Unser Blvd.) - 2016 Update***  
**Trip Generation Data (ITE Trip Generation Manual - 9th Edition)**

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION		GROSS	ENTER	EXIT	ENTER	EXIT
	<b>Summary Sheet</b>		Units				
	Single-Family Detached Housing (210)	1,393	11,850	246	739	709	416
RR-3-A / RR-3-B	Apartment (220)	540	3,396	54	215	205	110
Area 1	Shopping Center (820)	95.36	6,584	94	58	279	302
Area 1	High Turnover (Sit-Down) Restaurant (932)	10.00	1,272	59	49	59	39
Area 1	High Turnover (Sit-Down) Restaurant (932)	11.00	1,399	65	54	65	43
Area 1	Variety Store (814) *	30.00	1,321	116	147	41	52
Area 2	High Turnover (Sit-Down) Restaurant (932)	9.95	1,265	59	48	59	39
Area 2	Variety Store (814) *	23.59	1,047	102	129	34	44
Area 3	High Turnover (Sit-Down) Restaurant (932)	10.00	1,272	59	49	59	39
Area 3	Variety Store (814) *	29.03	1,280	113	144	40	51
	<b>Subtotal</b>		<b>30,686</b>	<b>967</b>	<b>1,632</b>	<b>1,550</b>	<b>1,135</b>
	Total Trips Assumed in June 08, 2007 Supplement		<b>28,384</b>	<b>944</b>	<b>1,528</b>	<b>1,494</b>	<b>1,096</b>
	<b>Percent Increase (Decrease) in Project Trips</b>		<b>8.1%</b>	<b>2.4%</b>	<b>6.8%</b>	<b>3.7%</b>	<b>3.6%</b>

NOTE: Trips in preceding table are based on ITE Trip Generation Manual (9th Edition) except for Variety Store, which are 7th Edition. Trip Generation Rates resulting from 9th Edition data yields slightly different rates than 7th Edition.

**Comparison of Residential Trips ONLY:**

Old Plan	Single-Family Detached Housing (210)	1,555	12,943	274	823	814	458
New Plan	Residential (Single Family plus Apartment)	1,933	15,246	300	954	914	526
	<b>Increase (Decrease) in Residential Trips ONLY</b>		<b>2,303</b>	<b>26</b>	<b>131</b>	<b>100</b>	<b>68</b>

Ceja Vista LLC  
c/o WestPac New Mexico LLC  
6330 Riverside Plaza Lane NW, Suite 220  
Albuquerque, NM 87120

July 18, 2016

Racquel Michel, P.E.  
Transportation Development, Planning Department  
City of Albuquerque

RE: Ceja Vista: Proposed Zone Change, Traffic Impact Study Form

Dear Ms. Michel,

In conjunction with a planned application for a zone change and sector plan amendment (to be submitted 7/28/16), enclosed is a completed Traffic Impact Study Form for your review.

The application is for Tracts RR-3-A and Tract RR-3-B located adjacent to D. Chavez Blvd. and the future extension of 98th St. south of D. Chavez Blvd. The subject parcels were included in the Traffic Impact Study: Southwest Mesa Subdivisions by Terry Brown, P.E. dated 6/1/07, in conjunction with our Ceja Vista Master Plan approval from the County of Bernalillo. The TIS also included several large tracts owned by our partnership in addition to the Ceja Vista project. The scoping and review of the TIS included Bernalillo County, the City of Albuquerque, and the State Highway Department.

If there is any question regarding this request, please let me know.

Sincerely,



William Allen

Attachment: Traffic Impact Study Form

cc: Jim Strozier, Consensus Planning via email: [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
Mark Goodwin, Goodwin & Associates via email: [Mark@goodwinengineers.com](mailto:Mark@goodwinengineers.com)  
Mike Adams via email: [madams@westpacnm.com](mailto:madams@westpacnm.com)  
Terry Brown via email: [tobe@swcp.com](mailto:tobe@swcp.com)

(505) 440-7262  
[ballen@westpacnm.com](mailto:ballen@westpacnm.com)

Ceja Vista LLC  
6330 Riverside Plaza Lane NW  
Suite 220  
Albuquerque, NM 87120

July 20, 2016

Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Chair Hudson,

As owners of the property legally described as Tract RR-3-A and Tract RR-3-B, Bulk Land Plat of Westland South Tracts RR-3-A through RR-3-E, I hereby authorize Consensus Planning to act as applicant for all matters related to the Zone Map Amendment application through the City of Albuquerque approval process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William Allen', is written over the word 'Sincerely,'.

William Allen, Member

Ceja Vista LLC (formerly known as Albuquerque Rio Bravo Partners LLC & Peoria Car Wash Partners LLC)

(505) 440-7262



## PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.

PA#: 10120 Received By: Kym D'Urme Official Use only Date: 7.6.2015

Applicant Name: Consensus Planning Phone#: 764-9301 Email: cp@consensus

APPOINTMENT DATE & TIME: July 12, 3:00 PM planning.com

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.  
Applications received by Friday at noon will be scheduled for Tuesday the following week, if times are available.

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

Zone Map/Sector Plan amendment from R-LT to R-2.

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 26.9 ac. Existing Zoning: R-LT Proposed Zoning: R-2

Previous zone change or site plan approval case number(s) for this site: \_\_\_\_\_

Applicable Area or Sector Plans: Rio Bravo <sup>APTS</sup> APTS

Residential: Type and No. of Units Proposed: Multi-Family, Senior Multi-Family, and TH

Commercial: Estimated building square footage: 1450-500 sq ft No. of Employees: \_\_\_\_\_

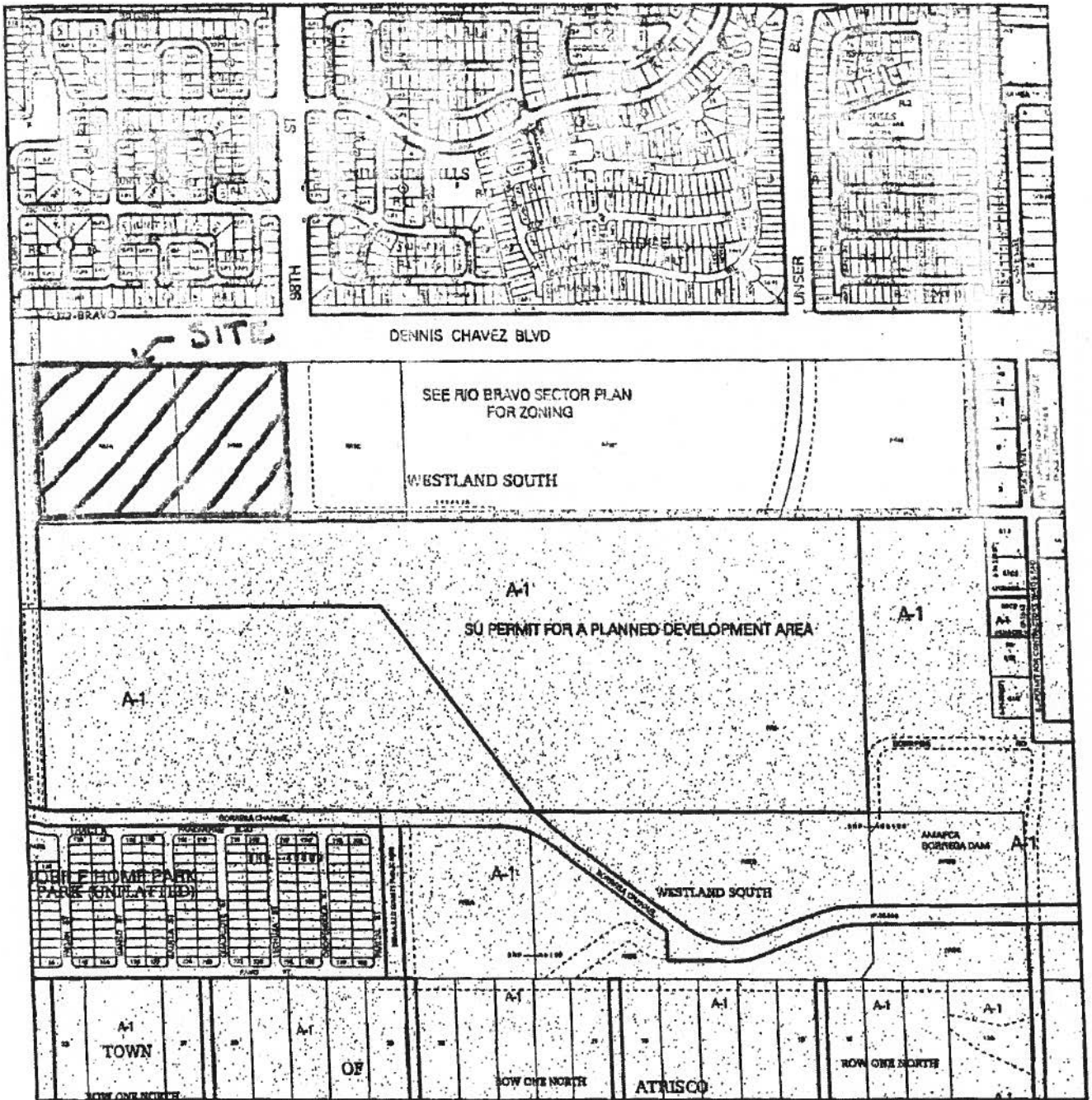
LOCATION OF REQUEST:

Physical Address: \_\_\_\_\_ Zone Atlas Page (Please identify the subject site on the map and attach) P9

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST: (Please be specific so our staff can do the appropriate research.)

1. Straight zoning vs. SU-1?
2. Emergency access onto Dennis Chavez?
3. Coordination with County PDA to the South?
4. Rio Bravo Sector Plan - Zoning, are there any special provisions?

*COX VISTA  
APP'D.  
2006*



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**P-09-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- VMI Overlay Zone

Scale: 0 750 1,500 Feet

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-129 Date: 7/12/2016 Time: 3:00 PM

Address: WESTLAND SOUTH SUBDIVISION. 2 TRACTS

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:  Kym Dicome  Other: \_\_\_\_\_  
Transportation:  Gary Sandoval  Other: \_\_\_\_\_  
Code Enforcement:  Ben McIntosh  Other: \_\_\_\_\_  
Fire Marshall:  Antonio Chinchilla  Other: ERIC GONZALEZ

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment  EPC Approval  City Council Approval  
 Sector Dev. Plan Amendment  EPC Approval  City Council Approval  
 Site Dev. Plan for Subdivision  EPC Approval  DRB Approval  Admin Approval  
 Site Dev. Plan for Bldg. Permit  EPC Approval  DRB Approval  Admin Approval  
 Other \_\_\_\_\_

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: PLT  
Proposed Use/Zone: P-2  
Applicable Plans: \_\_\_\_\_  
Applicable Design Regulations: \_\_\_\_\_  
Previously approved site plans/project #s: \_\_\_\_\_  
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) \_\_\_\_\_

Handouts Given:

Zone Map Amendment Process  R-270-1980  AA Process  EPC Schedule

Additional Notes:

1. STRAIGHT ZONE BECAUSE SITE IS NOT SPECIAL AS DEFINED BY 14.16.2.22 NOR IS IT LISTED AS ON (ARAD) OF THE SU-1 CATEGORIES (ASBESTOS REPORTS.)  
2. WILL NEED TO DISCUSS W/ TRAFFIC ENGINEERING. DENNIS CHAVEZ IS CLASSIFIED AS REGIONAL PRINCIPAL ARTERIAL PER MPCOG.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]  
PRT CHAIR

[Signature]  
APPLICANT OR AGENT

\*\*\*Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

NOTE.

INVOLVES 2 TRACTS CURRENTLY ZINED R-LT.

CHANGED CONDITIONS BECAUSE WAS NOT BUILT AS HO  
INSTEAD SF.

- SU-1 VS R-2/R-3. STRAIGHT MINING. UNLESS  
APPLICANT IS LOOKING AT PARKING REDUCTION FOR  
SENIOR HOUSING. WOULD LOOK AT GOING FOR  
VARIANCE TO PARKING THRU ZHE.
- DENNIS CHAVEZ. LIMITED ACCESS? WILL RESEARCH.  
FM? HYDRANT LOCATIONS. WILL COMPLY. CAN THEY  
HAVE 2 ACCESS POINTS W/ MEDIAN.

ALREADY HAVE AN AVAILABILITY LTR FROM ABCWMA.  
NO STORM DRAINS. SO MUST INCORPORATE RETENTION  
PONDS.

2C RECOMMENDATION TO CC BECAUSE IT IS 7 10 ACRES  
(LONG BLOCK).





August 30, 2016

Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

**Re: Ceja Vista Center Sector Development Plan Zone Map Amendment**

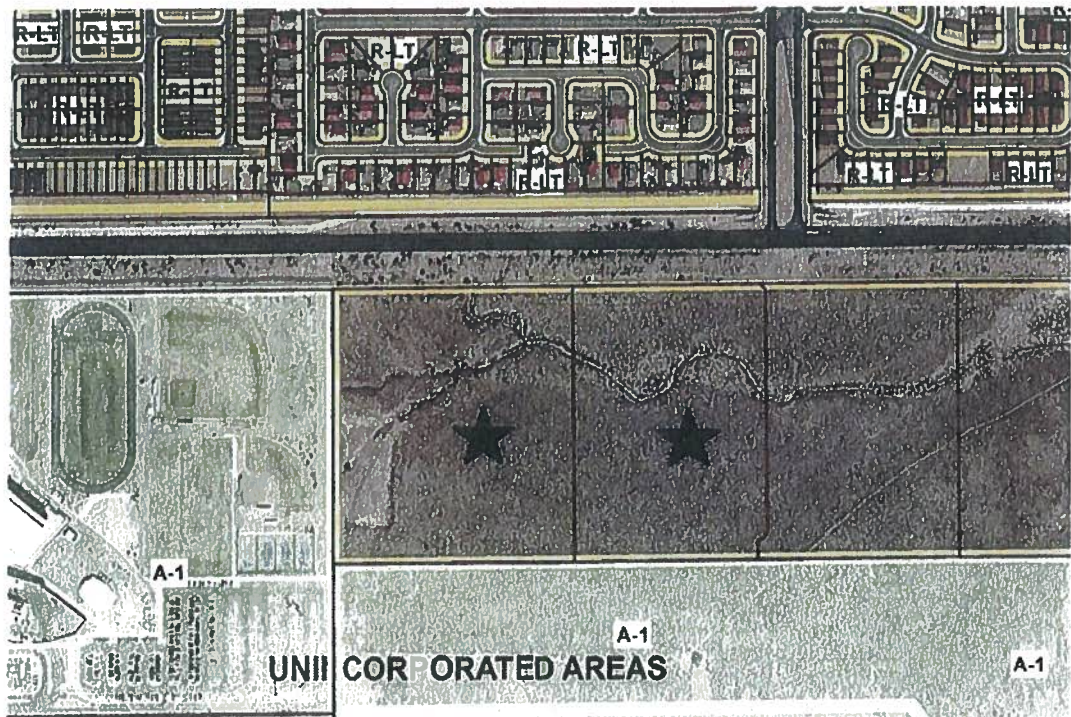
Landscape Architecture  
Urban Design  
Planning Services

3021 Fourth St. NW  
Albuquerque, NM 87102  
505.264.9801  
Fax 505.249.8495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Madame Chair,

This is a request for a recommendation of approval to the City Council for a Sector Development Plan Zone Map Amendment for two properties located east of Atrisco Heritage Academy High School, on the south side of Dennis Chavez Boulevard SW, and west of the intersection of 98<sup>th</sup> Street SW and Dennis Chavez Boulevard SW. The site is legally described as Tracts RR-3-A and RR-3-B Bulk Land Plat Westland South Tracts RR-3-A through RR-3-E. Tract RR-3-A is approximately 14.86 acres and is currently zoned R-LT and Tract RR-3-B is approximately 12 acres and is also zoned R-LT. The total area is 26.86 acres. The site is within the boundaries of the Rio Bravo Sector Development Plan (RB SDP) and the Westside Strategic Plan. The site is located in the boundaries of the Anderson Hills Neighborhood Association, the Southwest Alliance of Neighbors, Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations. The site lies adjacent to the 118<sup>th</sup> Street/ Dennis Chaves Community Activity Center.

**SITE AERIAL**



**PRINCIPALS**

James K. Stucky, AICP  
Christopher I. Green, PLA,  
ASLA, LEED AP  
Regina Fishman, AICP  
Laurie Finn, PLA, ASLA

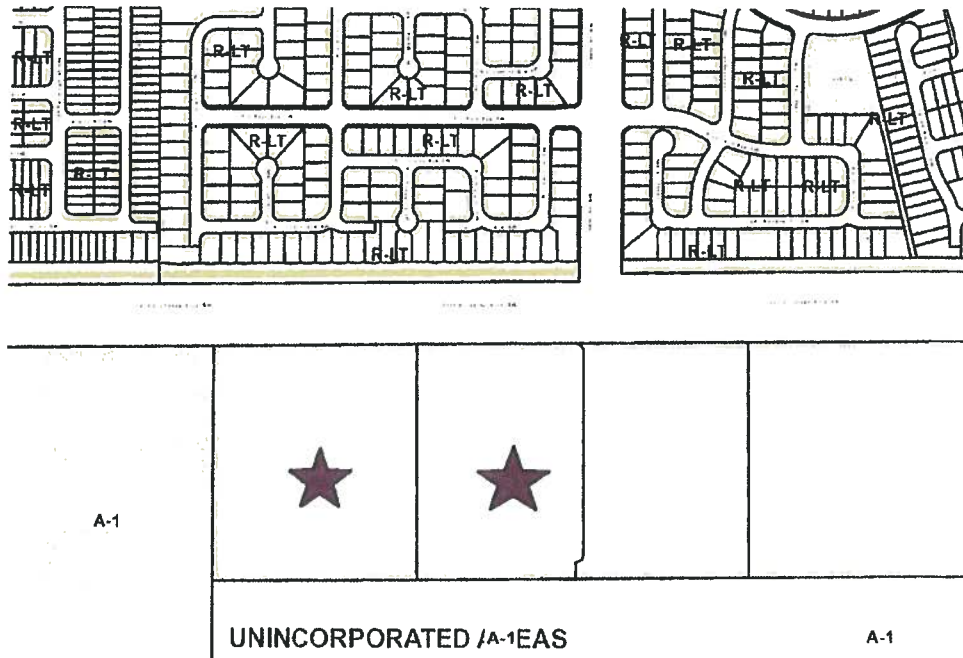
**SITE DESCRIPTION**

The site is vacant and located on the south side of Dennis Chavez Boulevard. To the south and west of the site are properties located in unincorporated Bernalillo County. The site is located within the RB SDP and the Developing Urban area of the Albuquerque Bernalillo County Comprehensive Plan. The George I. Sanchez Collaborative Community School (K-8<sup>th</sup>) and Atrisco Heritage Academy High School are to the west, to the south is the Ceja Vista Master Planned Community (approved in 2006 by Bernalillo County but not developed), to the east are undeveloped lands and to the north are single family residential neighborhoods. The 118<sup>th</sup>/ Dennis Chavez Community Activity Center is located ¼ mile to the west of the subject site. Access to the site is from 98<sup>th</sup> Street. The Long Range Roadway System designates Dennis Chavez as a Limited Access Regional Principal Arterial and the Albuquerque/ Bernalillo County Comprehensive Plan designates it as an Express Corridor. The access policy for Dennis Chavez Blvd. allows full access at 98<sup>th</sup> and 118<sup>th</sup>, with an additional “T” access for the Atrisco Vista Heritage Academy High School athletic fields.

In 2006 an application for a zone change from R-LT to R2 for Tract RR-3-B was submitted, however the application was withdrawn. The 2006 application was recommended for denial because of concerns about the lack of capacity in the schools, and Resolution 2005-177, which amended the Westside Strategic Plan (WSSP). This policy placed the burden on the applicant to show that a development proposal would create no net increase in enrollment for area schools. Since the 2006 application the George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), the Atrisco Heritage Alternative High School, and the Rudolfo Anaya Elementary School have been built. It is also important to note that this policy was removed from the WSSP. In 2016, a \$575 million bond was approved by voters, work proposed to be funded by this bond includes \$50 million for the construction of a new K-8 to alleviate growth and overcrowding in the west/far west quadrant of the city.

<b>Surrounding Zoning and Land Use</b>		
North	R-LT and R-T	Single- Family Residential
East	SU-1 C1 R-LT	Vacant
South	County A1 SU Permit for Planned Development Area	Vacant
West	County A1	K-8 and High School

## ZONING



### REQUEST

We would like to request a Zone Map Amendment from R-LT Residential Zone to R2 Residential Zone. The proposed zone change will allow for a development that contains a mix of different residential forms; multi-family and senior multi-family housing, as well as townhouses. The multi-family and senior multi-family housing is proposed for Tract RR-3-A. While no firm plans exist it is anticipated that a mixture of multi-family and townhouses will develop on Tract RR-3-B.

### JUSTIFICATION

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

**Applicant's Response:** *The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The request will support the development of affordable senior multi-family housing and multi-family housing, for which there is a need, as expressed in the RB SDP and the WSSP. The location of the site adjacent to the Dennis Chavez Boulevard is appropriate for residential development with a mix of higher densities. The wide ranging policy support for the proposed zone change is illustrated below in Section C.*

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

**Applicant's Response:** *The proposed zone change does not negatively affect the stability of land use and zoning in the area. This proposed zone change maintains the residential use, furthers the intent of the RB SDP, and maintains the stability of land uses as planned within the plan area.*



*The RB SDP includes the R2 zone. The RB SDP proposed 98.3 acres of multi-family development throughout the plan area. However, 56 acres of land zoned multi-family was developed with single family homes. As the majority of the land zoned for multi-family in the RB SDP did not develop as anticipated, this zone map amendment provides an opportunity to reclaim the balance by adding 26.86 acres of land to be developed with senior multi-family housing, multi-family, and townhouses.*

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

### **Albuquerque/Bernalillo County Comprehensive Plan**

#### **B.5. Developing and Established Urban Areas**

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

***Applicant's Response:*** *The proposed zone change will further the Comprehensive Plan Goal and Policy a for Developing and Established Areas through facilitating the development of a mix of residential products in an area with predominantly single family housing. This request will help to provide a full range of land uses as anticipated in the RB SDP, which sought to provide a range of choice in housing and lifestyles.*

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

***Applicant's Response:*** *The proposed zone change furthers Policy II.B.5.d by furthering the intent and values as articulated in the RB SDP through the provision of multi-family residential development. In the RB SDP area 98.3 acres of land was zoned for multi-family development, however, 56 acres of that land developed as detached single-family. This zone change provides an opportunity to reclaim this imbalance and further the intent of the RB SDP and the values of the neighborhood, as articulated by the plan. In 2007, as part of the Ceja Vista Master Plan approval for Bernalillo County, a Traffic Impact Study (TIS) was conducted that included the subject site. The 2016 update to the TIS showed that the changes in traffic patterns did not warrant a new TIS for the City of Albuquerque application. As the site develops the DOT and the City may require project specific Traffic Impact Studies. Dennis Chaves Boulevard is a Regional Principal Arterial, currently served by transit and with bicycle lanes proposed. As the area develops there will be opportunities to improve transit service and to provide a range of different transportation options to serve the site.*

Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

***Applicant's Response:*** *The proposed zone change furthers Policy e. The subject site is located adjacent to developed lands, with single family to the north, and the George I. Sanchez Collaborative Community School (K-8<sup>th</sup>) and Atrisco Heritage Academy High School to the west. To the south is the County's master planned community of Ceja Vista.*

Policy h: Higher density housing is most appropriate in the following situations:

- In designated Activity Center.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acres.
- In areas where a transition is needed between single family homes and much more intensive development: densities will vary up to 30 dwelling units per net acres according to the intensity of development in adjacent areas.

***Applicant's Response:*** *This request furthers Policy h. The proposed zone change from R-LT to R2 proposes zoning that will enable the development of higher density housing (multi-family and senior multi-family housing) for the subject site. The subject site is an appropriate location because it:*

- *is located between a Community Activity Center (per the Comprehensive Plan) and a Neighborhood Activity Center (per the WSSP and the RB SDP) and adjacent to the Atrisco Heritage Academy High School athletic fields;*
- *has full access at 98<sup>th</sup> Street to Dennis Chavez Blvd.;*
- *is an area where a mixed density pattern is already established through the RB SDP, which established locations for multi-family developments within the plan area and adjacent to existing infrastructure; and*
- *will provide a transition between single family homes to the south and the east and the Community Activity Center at 118<sup>th</sup> and Dennis Chaves Blvd.*

*The subject site will provide an appropriate transition from the proposed Community Activity Center at 118<sup>th</sup> and Dennis Chavez Blvd. to the proposed single family residential neighborhoods to the south and east. The location of multi-family zoning on the south side of Dennis Chavez Blvd., and between the Community Activity Center at 118<sup>th</sup> and Dennis Chavez and Atrisco Heritage Academy High School to the west of the site, and the proposed Neighborhood Activity Center to the east, provides appropriate location for intensity of the zoning proposed. By providing an appropriate transition, the proposed zone change protects the proposed*

*single-family neighborhoods to the south and east from the impacts of noise and traffic generated by more intense commercial development.*

#### B.7. Activity Centers

Policy f: The most intense uses in Activity Center shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

***Applicant's Response:*** *The proposed zone change furthers Policy f because the proposed zone will provide an appropriate transition between single family homes to be developed in the area and the Community Activity Center at 118<sup>th</sup> and Dennis Chavez Blvd. Following the approval of the Ceja Vista Master Plan in 2006, the Ceja Vista Phase 2 Site Development Plan was approved by Bernalillo County in 2007. The Ceja Vista Phase 2 Site Development Plan shows Neighborhood A, immediately south of the site, designated to develop at a density of 7.5 DU/AC. The site development plan shows the neighborhood continuing to decrease in density to the south and east, culminating at Neighborhood C at 4.8 DU/AC. The proposed zone change supports the transition in density from the Community Activity Center, Dennis Chavez Boulevard, and the densities shown in the approved Ceja Vista Phase 2 Site Development Plan.*

Policy i: Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

***Applicant's Response:*** *The subject site is located between a Neighborhood Activity Center, to the east, and the Community Activity Center, to the west. The proposed R2 zoning furthers Policy i as it will provide for residential development that includes a mix of residential products- multi-family, senior multi-family housing, and townhouses.*

#### D.5. Housing

Policy a: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

***Applicant's Response:*** *The proposed zone change will facilitate the development of affordable senior multi-family housing and multi-family housing. If the senior housing project is not developed, the land will still be zoned for multi-family and will remain an attractive site for affordable housing. The request furthers this policy through the development of a mixed income residential community that includes a mix of residential types and densities.*

#### Westside Strategic Plan

Jurisdiction Policy 2.5: When considering approval of subdivision for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

***Applicant's Response:*** *The subject site is currently zoned for residential uses, R-LT which would be developed with roughly 8 dwelling units per acre (minimum lot size of 2,560 square feet and consideration for roads*

*etc). The proposed R-2 increases the density to a maximum 30 dwelling units per acre and a maximum FAR of 0.5. However, given the FAR maximum, the requirements for parking, useable open space, and limitations on height, it is unlikely that the site will reach that level of density. The existing zoning is estimated to generate approximately 200 units. The proposed zoning is estimated to generate 540 units, of which 120 units would be senior housing which would not include school age children and will not impact the capacity at local public schools. The remaining 420 units would be a mix of multi-family and townhouses. While the proposed zoning will generate a greater number of units, multi-family and townhouse units do not usually generate the same level of students as single family development. Therefore, the proposed zoning will not generate a significant increase in the number of students and needs for the school district.*

*The RB SDP proposed 98.3 acres of R-2 zoned multi-family development, however 56 acres of the land originally zoned for R-2 was developed with single-family homes. This zone map amendment proposes only 26.86 acres of R-2 and this remains far less multi-family than the RB SDP had originally envisioned. When Albuquerque Public Schools (APS) master plans for future schools in areas of growth they will take into account the existing land use regulations in the form of adopted plans and zoning. APS should have accounted for the students generated by the entire 98.3 acres of multifamily zoned by the RB SDP, therefore any change in students generated by this proposal, should have been accounted for.*

*Furthermore, the Ceja Vista Master Plan was approved by the County of Bernalillo in 2006. The Ceja Vista Master Plan included a mix of residential and commercial uses and included approximately 1,100 homes immediately east of and adjacent to the Atrisco Heritage H.S. and the G. Sanchez K-8. Another 385 residential lots on the City portion of the Master Plan have received Preliminary Plat approval since 2008. APS was fully involved in the review of the Ceja Vista Master Plan at the time of its approval, which included the designated of a Potential School Site.*

*Since 2006 the George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), the Atrisco Heritage Alternative High School, and the Rudolfo Anaya Elementary School have been built. And in 2016, a \$575 million bond was approved by voters, and the work proposed to be funded by this bond includes \$50 million for the construction of a new K-8 school to alleviate growth and overcrowding in the west/far west quadrant of the city.*

*The area is served by Navajo Elementary School, Harrison Middle School, George I. Sanchez K-8, and Atrisco Heritage Academy High School. Navajo Elementary School and Harrison Middle School have available capacity. George I. Sanchez has available space this academic year but is anticipated to be overcrowded next year. Atrisco Heritage Academy High School is overcrowded. However, it should be noted that the subject site is close to the school district boundary for Rio Grande High School. Rio Grande High School has only 1,618 students enrolled, while Atrisco Heritage Academy has 2,476 students enrolled. In addition, West Mesa High School district is to the north, and has 1,654 students enrolled.*

*The provision of a range of residential forms and densities, that meets the needs of different demographic groups is an important component in the*

*growth and development of healthy economy. Voters have approved a \$575 million bond in 2016. Albuquerque will need to continue to grow in order to pay for these bond, and develop a higher permanent tax base.*

*In the long term, local public schools are anticipated to have capacity to support an increased number of homes. Solutions to overcrowding that APS explores include the construction of new schools or additions to existing schools, the addition of portables, the use of non-classroom spaces for temporary classrooms, lease facilities, and the use of other public facilities.*

Gun Club Community Policy 3.48: Promote low-density development consistent with the rural character of the area within most of the Gun Club Community. Exceptions to this are in residential areas of the community north of Senator Dennis Chavez Boulevard and in Activity Centers in key locations of the Rio Bravo corridor where mixed use commercial services, public facilities, high density residential, and employment uses are appropriate. These areas should have a greater variety of densities and land uses.

***Applicant's Response:*** *The subject site is located within the Gun Club Community, as designated by the WSSP. While the subject site is located on the south side of Dennis Chavez Boulevard, the location of the subject site between the 118<sup>th</sup> Street and Dennis Chavez Boulevard Community Activity Center and the Rio Bravo 2 Neighborhood Activity Center make this an appropriate location for a higher density of development. The George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), and Atrisco Heritage Academy High School are immediately west of the subject site, furthering the mix of uses in the immediate area.*

Rio Bravo Community Policy 3.69a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Center in the Rio Bravo Community.

***Applicant's Response:*** *The subject site is located between the 118<sup>th</sup> and Dennis Chavez Blvd. Community Activity Center (per the Comprehensive Plan) and the Rio Bravo 2 Neighborhood Activity Center (per the WSSP and the Rio Bravo SDP). The location is appropriate for multi-family residential development as it is located on a major roadway that currently includes transit service, will serve as a transition between the proposed single family development to the south, and is in close proximity to Activity Centers. Dennis Chavez Boulevard is currently designated by the Long Range Roadway System as a Limited Access Regional Principal Arterial and the Albuquerque/ Bernalillo County Comprehensive Plan as an Express Corridor, given the significance of this roadway in the transportation system this would be an appropriate location for future enhanced transit service.*

Density and Character Issues, Page 50: This plan does not limit residential densities. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. Performance and design criteria for these areas will reflect the goals and spirit of the plan. Growth

will be guided by development patterns rather than a specific density to be met. Densities and boundaries may differ among communities, yet meet overall objectives.

***Applicant's Response:*** *The proposed zone change from R-LT to R2 furthers the intent of this discussion on density. The subject site is located along a major corridor, Dennis Chavez Blvd., is designated a Regional Principal Arterial, and has transit service today (Route 198) with further transit service anticipated in the future as the area develops. The site is located adjacent to the 118<sup>th</sup>/Dennis Chavez Community Activity Center.*

### **Rio Bravo Sector Development Plan**

II.D.1. Land Uses Parcelization and Development, page 25: Zone Designation Concentrations. After City adoption of this regulation, no more than 25 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT designation shall be surrounded in all directions by land uses that are not detached houses.

***Applicant's Response:*** *To the north of the subject site is single family residential development. To the south single family residential development is proposed. This proposed zone change will provide zoning to 26.86 acres that will allow a mix of residential products- multi-family, senior multi-family housing, and townhouses. The RB SDP provided four areas with R2 zoning, total 98.3 acres, however two of the four areas have developed with single family detached houses. This means that intent of the plan was not furthered, and lead to an over concentration of single family homes. This zone map amendment seeks to reclaim this imbalance and further the intent of the RB SDP, through the provision of R2 zoning in an appropriate location, along a major transportation corridor, where the zone and uses will provide an appropriate buffer between single family uses and the intense uses associated with the Community Activity Center.*

Page 51 A. Developmental Goal: Plan Objective: A mixed use community with housing and employment opportunities in close proximity.

***Applicant's Response:*** *The proposed change in zoning provides an opportunity to further the intent of the RB SDP by reclaiming some of the multi-family zoning proposed within the plan area. The proximity of the subject site to the 118<sup>th</sup> and Dennis Chavez Community Activity Center further the goal of the plan, by placing multi-family housing in close proximity to future employment opportunities.*

### **Futures 2040 Metropolitan Transportation Plan**

Page EX-4: ...the Preferred Scenario emphasizes additional development in activity centers, along key corridors, and near premium transit nodes.

Page 1-6: Goal: Active Places: Objectives 2) Encourage a Mix of Land Uses in Appropriate Locations.

Page 5-15: Recommendations: Encourage higher-density development patterns in key locations to better support transit, economic activity, walkability, and vibrant places.

***Applicant's Response:*** *The subject site is located between a Community Activity Center and a Neighborhood Activity Center, and along a major*

*roadway already served by transit. The site is an appropriate location for higher density residential development, and adds to the mix of land uses in the immediate area.*

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

***Applicant's Response:*** *(2) Changed neighborhood or community conditions justify the change. Since the adoption of the R-LT zoning in 1999 with RB SDP, a number of significant conditions have changed in the area surrounding the site.*

*In the 2013, Resolution R-13-172, an amendment to Albuquerque Bernalillo County Comprehensive Plan that included an update to the "Development Areas with Activity Centers & Transportation Corridors" map, designated 118<sup>th</sup> and Dennis Chavez Boulevard as a Community Activity Center. The designation followed the recommendation for the Community Activity Center in the Southwest Albuquerque Strategic Action Plan amendment of 2009 to the Westside Strategic Plan. The designation of a Community Activity Center adjacent to the subject site indicates that intersection of 118<sup>th</sup> and Dennis Chavez Boulevard will likely see development of commercial retail and service businesses, making the subject site an appropriate location for a transition zone to the single family developments further east and north.*

*Furthermore, while the RB SDP 1999 amendment designated four areas for multifamily development, two of the areas have since developed with detached single family residential, rather than the multi-family residential that they were intended for.*

*The past 10 years have also seen the development of the Rudolfo Anya Elementary School, the George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), and Atrisco Heritage Academy High School, in order to address the need for more spaces for students in the area. Resolution 2005-177, amending the WSSP has since been removed.*

*In 2006, the Ceja Vista Master Plan was adopted by Bernalillo County, and in 2007 the Ceja Vista Phase 2 Site Development Plan was approved, for the land immediately to the south of the subject site. The Master Plan envisions a residential community with a mix of residential densities, though the majority of the development proposed is detached single-family residential, and community open space resources. The approved site development plan illustrates the mix of residential densities that the Master Plan envisions, and shows densities decreasing through the site, going south and east.*



- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

**Applicant's Response:** *This zone change request will not cause harm to the adjacent property, neighborhood, or community. The zone change will allow for the development of a range of different residential forms, including multi-family, senior multi-family housing, and townhouses. There are three news schools in the area, George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), Atrisco Heritage Academy High School, and Rudolfo Anya Elementary School. Development of this site supports the development of the recently (2013) designated 118<sup>th</sup> and Dennis Chavez Boulevard Community Activity Center, which could provide some much needed commercial services for the area. The proposed zone change supports the intent of the RB SDP, by redressing the imbalance of detached single-family residential development in the plan area. The subject site is adjacent to a major roadway, that includes transit service. And the site is adjacent to the 118<sup>th</sup>/Dennis Chavez Community Activity Center and the Atrisco Heritage Academy High School athletic fields and will provide an appropriate transition to the proposed single-family development to the south.*

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
  2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

**Applicant's Response:** *The proposed zone change will not incur any major and unprogrammed capital expenditures by the city. Adjacent single family and institutional development is north and west of the subject site. Roadway, water, sewer, and storm water facilities exist in the immediate area and any required extensions will be the responsibility of the owner.*

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

**Applicant's Response:** *The cost of land or other economic considerations are not the primary factor for this request.*

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

**Applicant's Response:** *The site's location adjacent to Dennis Chavez Boulevard is relevant factor to consider in this application, however it is not the only justification for the change in zoning.*

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

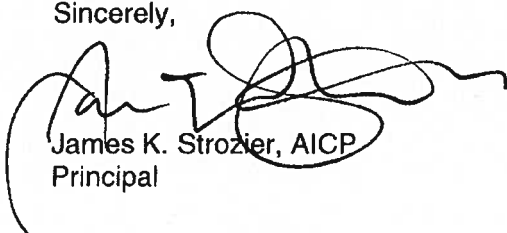
***Applicant's Response:*** *The application covers two parcels that would total 26.86 acres. The request is not considered a "spot zone".*

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

***Applicant's Response:*** *The proposed zone change is not considered "strip zoning" due to the size and location of the site.*

Based on the evidence provided above, we would like to respectfully request a recommendation of approval to the City Council for this Sector Development Plan Zone Map Amendment. Please call me at (505) 764-9801 if you have any further questions.

Sincerely,



James K. Strozier, AICP  
Principal

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

# **ATTACHMENT A**

**(EPC SUBMITTAL) – TRACT RR-3-A AND TRACT RR-3-B OF BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-A THROUGH TRACTS RR-3-E, LOCATED ON DENNIS CHAVEZ BOULEVARD SW BETWEEN 98<sup>TH</sup> STREET SW AND 118<sup>TH</sup> STREET SW zone map P-9 for Petra Morris, Consensus Planning, Inc.**

## **ANDERSON HILLS H.O.A.**

**\*Larry LaPitz**

3120 Rio Plata Dr. SW/87121 877-4159 (h)

Cindy Lewis McCormick

2823 Richmond NE/87107 217-1122 (w)

## **ANDERSON HILLS N.A. "R"**

**\*Ray Bailey**

3316 Rio Canon Ct. SW/87121 449-7705 (c)

Larry LaPitz

3120 Rio Plata Dr. SW/87121 877-4159 (c)

## **SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

**\*Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)

Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

## **SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)**

**\*Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)

Jerry Gallegos, 417 65<sup>th</sup> St. SW/87121 261-0878 (c) 831-5406 (h)

## **WESTSIDE COALITION OF N.A.'S**

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

**\*President of NA/HOA/Coalition**

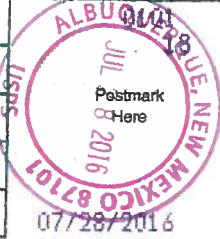
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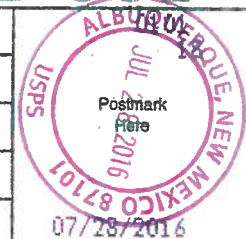
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Total Postage & Fees	\$6.47	\$6.47



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 Street, Apt. No., or PO Box No. **3316 Rio Canyon Ct SW**  
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Total Postage & Fees	\$6.47	\$6.47



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Sent To **ROD MAHONEY**  
 Street, Apt. No., or PO Box No. **1838 SAOUBA RD SW**  
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Sent To **MARCIA FERNANDEZ**  
 Street, Apt. No., or PO Box No. **2401 VIOLET SW**  
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Sent To **HARRY HENDRIKSEN**  
 Street, Apt. No., or PO Box No. **10542 RIO DEL SOLVE Ct NW**  
 City, State, ZIP+4 **ABQ NM 87114-2701**

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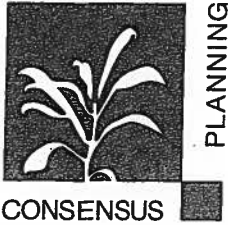
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Typical



Larry LaPitz  
Anderson Hills H.O.A.  
3120 Rio Plata Dr. SW  
Albuquerque, NM 87121

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. LaPitz,

302 Eighth St. NW  
Albuquerque, NM 87102  
(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to inform you and the Anderson Hills H.O.A that we have submitted a request to the Environmental Planning Commission (EPC) for a Zone Map Amendment. The request is for a 26.86-acre site on the south side of Dennis Chavez Boulevard, between 98<sup>th</sup> Street SW and 118<sup>th</sup> Street SW. The site is adjacent to the Atrisco Heritage Academy High School and athletic fields and is legally described as Tract RR-3-A and Tract RR-3-B Bulk Land Plat Westland South Tracts RR-3-A through Tracts RR-3-E.

The request is to rezone the property from R-LT to R2 to allow for residential development with a mix of types, including multi-family, senior housing, and townhouses.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2<sup>nd</sup> Street at 8:30am on September 8, 2016. We have included the Zone Atlas Page for your review. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

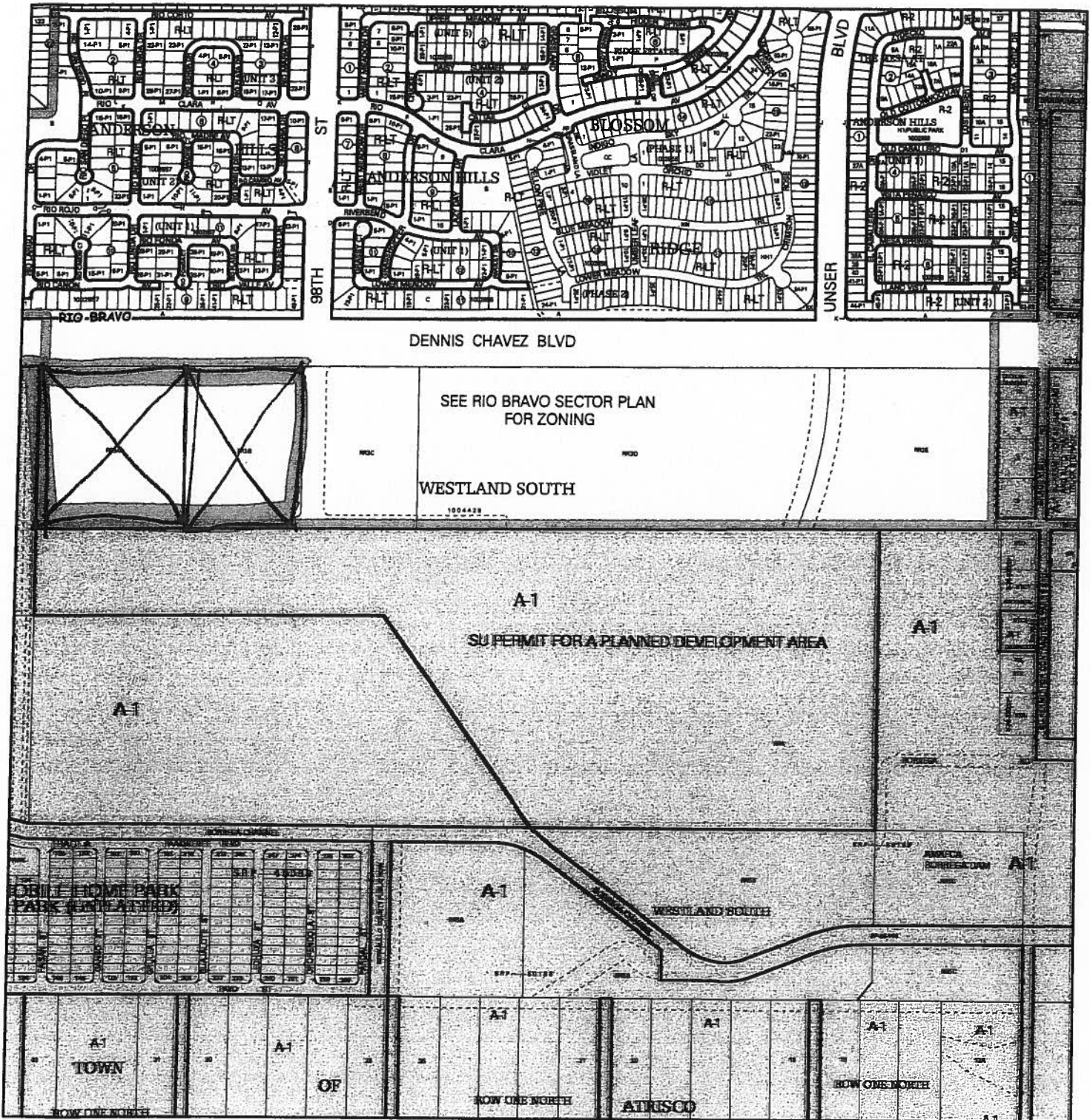
Sincerely,

James K. Strozier, AICP  
Principal at Consensus Planning

Attached: Zone Atlas Page P-09

#### PRINCIPALS

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



DENNIS CHAVEZ BLVD

SEE RIO BRAVO SECTOR PLAN FOR ZONING

WESTLAND SOUTH

A-1

SUPERMIT FOR A PLANNED DEVELOPMENT AREA

A-1

A-1

A-1

WESTLAND SOUTH

A-1

TOWN

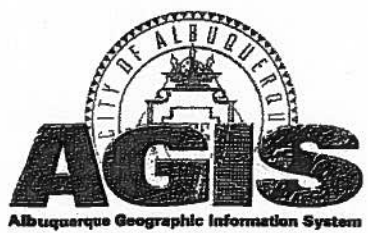
OF

ROW ONE NORTH

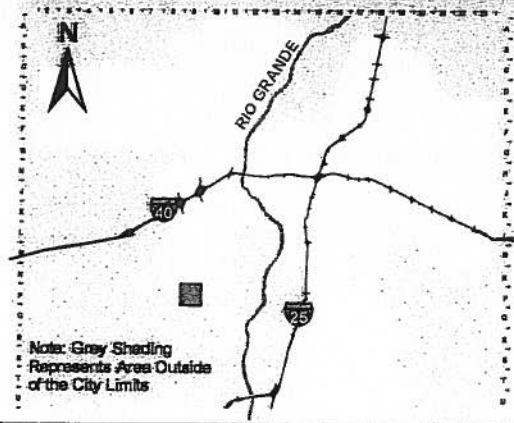
ATRISCO

ROW ONE NORTH

For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



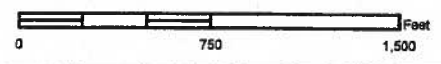
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**P-09-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Hearing Date:** Thursday, Sept. 8, 2016      **1004428**  
**Zone Atlas Page:** P-09-Z  
**Notification Radius:** Neighborhood Associations  
100ft plus r.o.w

**Cross Reference and Location:** Dennis Chavez Blvd. between 98<sup>th</sup> & 188<sup>th</sup> St. SW

**Applicant:**      **Ceja Vista LLC**  
6330 Riverside Plaza Ln NW  
ABQ, NM 87120

**Agent:**            **Consensus Planning Inc.**  
302 8<sup>th</sup> St. NW  
ABQ, NM 87102

**Special Instructions:**

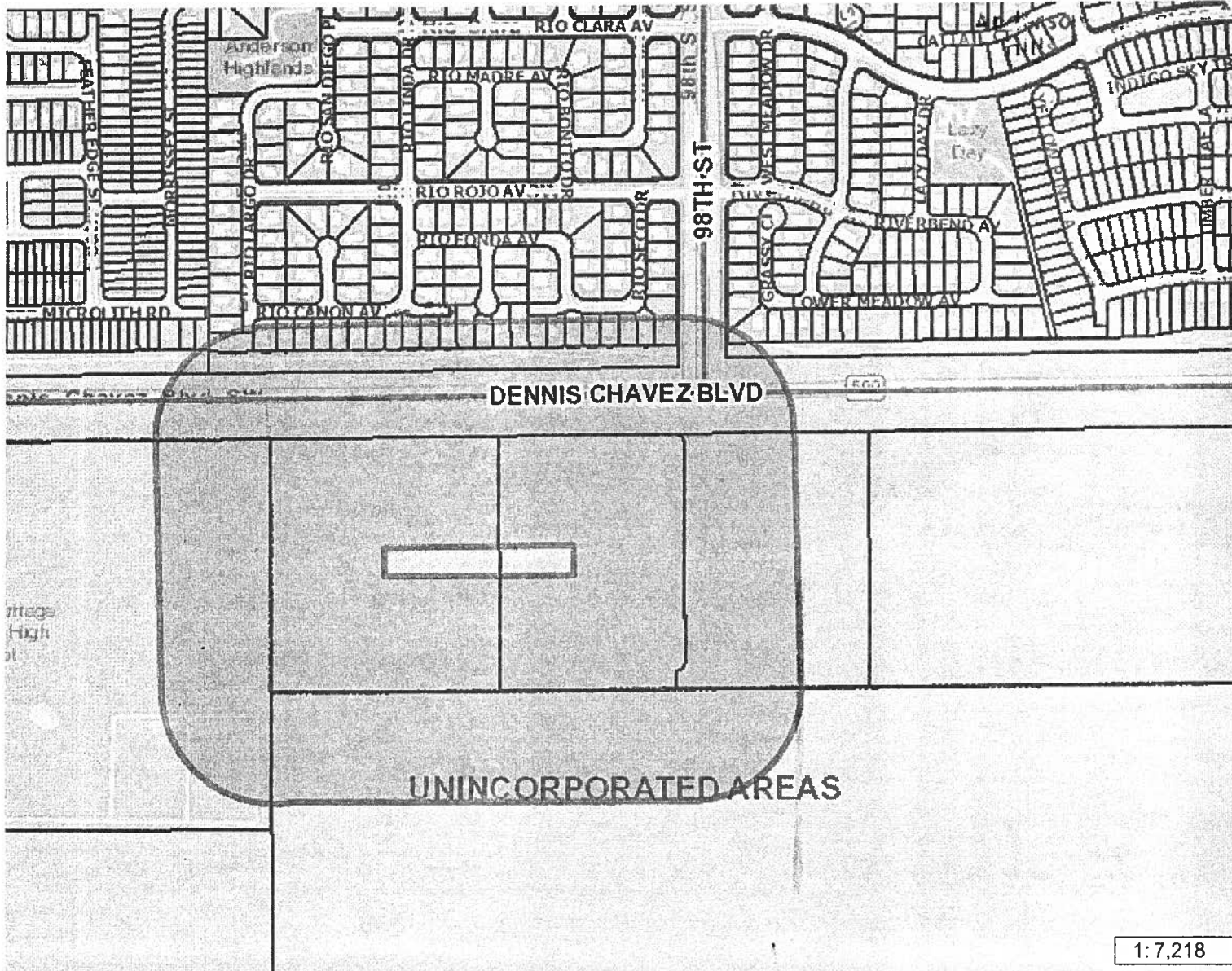
**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** 8-17-16

**Signature:** 



1004428



**Legend**

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

**Notes**

375 feet includes 100 foot buffer

1:7,218

0.2 0 0.08 0.2 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

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353 YY RD  
COPELAND KS 67837

SALAZAR CHRISTOPHER R  
3320 RIO SECO DR SW  
ALBUQUERQUE NM 87121

ALBUQUERQUE RIO BRAVO PARTNERS LLC &  
PEORIA CAR WASH PARTNERS LLC ETAL  
503 BATH ST  
SANTA BARBARA CA 93101

SUAREZ JOSEPH S & FRANCINE L  
3324 RIO FONDA CT SW  
ALBUQUERQUE NM 87121

LOZA MIGUEL  
1906 N CAMBRIDGE ST  
ORANGE CA 92865

LY PETER HENPHUC  
1844 PINE HOLLOW CIR  
SAN JOSE CA 95133

JAMES & DIANA GARCIA-PACHECO  
9804 RIO VALLE AVE SW  
ALBUQUERQUE NM 87121

TO-TRAN MAGGIE H & BRIAN  
9416 LOWER MEADOW AVE SW  
ALBUQUERQUE NM 87121

KB HOME NEW MEXICO INC  
601 MENAUL BLVD NE SUITE 4501  
ALBUQUERQUE NM 87107

D R HORTON INC  
4400 ALAMEDA BLVD NE SUITE B  
ALBUQUERQUE NM 87113

HO SHARON & KIT I KUAN HO  
81 LOEHR ST  
SAN FRANCISCO CA 94134-2712

NGUYEN TRUNG TUONG  
460 FENLEY AVE  
SAN JOSE CA 95117

FELIX-RINCON VIRIDIANA & CALISTRO  
PACHECO YONY  
9820 RIO VALLE AVE SW  
ALBUQUERQUE NM 87121

ANDERSON HILLS LLC  
8910 ADAMS ST NE  
ALBUQUERQUE NM 87113

PADILLA MICHELLE A  
9812 RIO VALLE AVE SW  
ALBUQUERQUE NM 87121

MONSHOWER RICHARD G & JANINE R  
10012 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

RIVAS TIMOTHY M/ ROMERO SONRISA I  
10300 HACKAMORE PL SW  
ALBUQUERQUE NM 87121-8933

ANDERSON HILLS HOMEOWNERS  
ASSOCIATION INC  
PO BOX 9470  
ALBUQUERQUE NM 87119

ALBUQ. RIO BRAVO PARTNERS LLC & PEORIA CAR  
WASH PARTNERS LLC ETAL  
503 BATH ST  
SANTA BARBARA CA 93101

DELGADO JULIO  
550 RIVER GLEN DR #81  
NAPA CA 94558

SECRETARY OF HOUSING & URBAN D  
625 SILVER AVE SW SUITE 100  
ALBUQUERQUE NM 87102

ORTEGA BIANCA  
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ALBUQUERQUE NM 87121

ANDERSON HILLS HOMEOWNERS  
ASSOCIATION INC  
PO BOX 9470  
ALBUQUERQUE NM 87119

ANDERSON HILLS LLC  
8910 ADAMS ST NE  
ALBUQUERQUE NM 87113

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PEORIA CAR WASH PARTNERS LLC ETAL  
503 BATH ST  
SANTA BARBARA CA 93101

ALBUQ. RIO BRAVO PARTNERS LLC &  
PEORIA CAR WASH PARTNERS LLC ETAL  
503 BATH ST  
SANTA BARBARA CA 93101

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

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10004 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

LUND PAMELA J  
3323 RIO FONDA CT SW  
ALBUQUERQUE NM 87121-9361

BARELA LINNAE R  
3409 RIO LARGO DR SW  
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HASKINS CLARK E III  
PO BOX 10251  
ALBUQUERQUE NM 87184

LUCERO HERBERT J  
9934 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

VAN DENBURG JEFFERY L  
10020 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

MENDEZ RAMON A & MONTOYA  
MARGARET  
10008 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

GOMEZ-HERNANDEZ RICARDO & LINC  
FLORES BRENDA  
10000 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

WIECK VICTORIA L & LEROY O  
9930 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

EMBREE JOSEPH & LAURA  
8540 GALWAY PL  
SAN DIEGO CA 92129

Larry LaPitz  
Anderson Hills & NA  
3120 Rio Plata Dr. SW  
Albuquerque, NM 87121

Cindy Lewis McCormick  
Anderson Hills HOA  
2823 Richmond NE  
Albuquerque, NM 87107

Ray Bailey  
Anderson Hills NA  
3316 Rio Canon Ct SW  
Albuquerque, NM 87121

Rod Mahoney  
S.V. Coalition of Neigh. Assoc.  
1838 Sadora Rd SW  
ABQ, NM 87105

Marcia Fernandez  
S.V. Coalition of Neigh. Assoc.  
2401 Violet SW  
ABQ, NM 87105

Johnny Pena  
SWAN  
6525 Sunset Gardens SW  
ABQ, NM 87121

Jerry Gallegos  
SWAN  
417 65<sup>th</sup> St SW  
ABQ, NM 87121

Harry Hendriksen  
Westside Coalition of NAS's  
10592 Rio Del Sole Ct NW  
ABQ, NM 87114-2701

Rene Horvath  
Westside Coalition of NAS's  
5515 Palomino Dr NW  
ABQ, NM 87120

A motion was made by Commissioner Mullen and Seconded by Commissioner Peck that matter 16EPC-40029 be approved based on findings and conditions of approval. The motion carried by the following vote:

**For: 7 Hudson, Nicholls, Peck, McCoy, Beserra, Mullen and Serrano.**

**10. Project# 1001695**  
16EPC-40008 Site Development Plan for Building Permit

DAC Enterprises, Inc., agent for Firoz S. and Jabeen Vagh, requests the above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)

Staff Planner: Catalina Lehner (**DEFERRED FROM JUNE 9, 2016 HEARING**)

A motion was made by Commissioner Nicholls and Seconded by Commissioner Beserra that matter 16EPC-40008 be approved based on findings and conditions of approval. The motion carried by the following vote:

**For: 7 Hudson, Nicholls, Peck, McCoy, Beserra, Mullen and Serrano.**

**4. Project# 1004428**  
16EPC-40037 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning, agent for Ceja Vista, LLC, requests the above action for all or a portion of Lots RR-3-A and RR-3-B, Bulk Land Plat, Westland South Tracts RR-3A through RR-3-E, zoned R-LT to R-2, located on Dennis Chavez Blvd., SW, between 98th St., SW and 118<sup>th</sup> St., SW, containing approximately 26.86 acres. (P-9)  
Staff Planner: Maggie Gould

**SEE ATTACHED TRANSCRIPT**

A motion was made by Commissioner Serrano and Seconded by Commissioner McCoy that matter 16EPC-40037 recommend approval to City Council based on findings. The motion carried by the following vote:

**For: 5 Hudson, Nicholls, McCoy, Mullen and Serrano.**

**Against: 2 Beserra & Peck**

**5. Project# 1002717**  
16EPC-40036 Site Development Plan for Subdivision

Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Drive NW, between Coors Blvd, and I-40, containing

CHAIR HUDSON: Ok. Ms. Gould.

MS. GOULD: Madam Chair and Commissioner's. This is project 1004428, 15EPC-40037 a Sector Development Plan Map Amendment (Zone Change) from RLT to R-2 for Lots RR-3-A and RR-3-B, Bulk Land Plat Westland South Tracts RR-3-A through RR-3-E, located on Dennis Chavez Boulevard SW, between 98<sup>th</sup> Street SW and 118th Street and containing approximately 27 acres.

Because the request amends the zoning imposed by the Rio Bravo Sector Development Plan it constitutes a Sector Development Plan Map Amendment and because the request is for a parcel that is covered by the Sector Development Plan and exceeds an area of 1 block, City Council will be the final decision making body for this request.

The applicant proposes the Zone Map Amendment in order to develop senior multi-family housing on a portion of the site and multifamily Townhomes or houses on the remainder of the site. The zoning would allow the development of apartments, townhouses or houses for persons of any age, if the zoning is approved.

The request is consistent with the intent of the Rio Bravo Sector Development Plan and the Westside Strategic Plan to have more intense uses located along the Rio Bravo and Dennis Chavez Corridor and the proposed zoning will allow additional residential options on the Westside that may encourage transit use in the area.

The request will also allow additional density that may add to the overcrowding of nearby schools: Atrisco Vista High School, which is over capacity and George Sanchez, K through 8 School, which is projected to be over capacity by next year. The additional density may also have traffic impacts that are - - may also have negative traffic impacts on the existing development.

The Anderson Hills Neighborhood Association, Anderson Hills Home Owner's Association, Los Volcanes Neighborhood Association, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors, Westside Coalition of Neighborhood Associations were all notified of the request by a certified mail. Property owners within 100 feet of the site were also notified. A facilitated meeting was not recommended or requested. Staff received some comments after the 48 hour deadline, so they were not forwarded on to the EPC. We received an e-mail from a neighborhood resident opposing the request, because of the additional density, and also a phone call opposing the request, because of concerns regarding the street infrastructure in the area and the additional density.

Based on these comments staff would like to amend finding 11 to read, "That Staff received comments after the 48 hour deadline expressing opposition to the request.

Staff recommends approval, based on the findings in the staff report. Staff would also like to note that the demographer for APS is here if there are questions about the school capacity and the APS process, regarding that. And with that I stand for any additional questions.

CHAIR HUDSON: Commissioners, anyone have any questions? Thank you, Ms. Gould. Commissioner Beserra.

COMMISSIONER BESERRA: Just one question. Thank you, Madam Chair. Why was not a facilitated meeting not requested?



MS. GOULD: Madam Chair, Commissioner Beserra. We were - - I think we're kind of going through a transition on the facilitated meeting thing, but prior to her retirement, you know, we through this month's cases at Stephanie Winklepleck and this was not one that was recommended. And then, we didn't hear from any property owner's or neighborhood associations after the notification had gone out, which is the other way that we you know, people call and say their concerned about it; we can definitely recommend a facilitated meeting. But we didn't actually hear from anybody about this until this week, so...

CHAIR HUDSON: Thank you. Anyone else have any questions? Thank you, Ms. Gould. We'd like to hear from the applicant, please. Good morning.

MR. STROZIER: Good morning. Thank you Madam Chair, Commissioner's. My name is Jim Strozier, 302 8<sup>th</sup> Street NW, 87102.

CHAIR HUDSON: And do you swear to tell the truth under penalty of perjury?

MR. STROZIER: I do.

CHAIR HUDSON: Very good, go ahead.

MR. STROZIER: Thank you very much, appreciates your time this morning. I just want to go through a couple of points and certainly, appreciate the work and presentation from Ms. Gould, as always very collaborative process in - - as we work on this application. So, once again, this is a request for a Sector Plan Amendment from RLT to R-2, so staying - - it was residential, it's staying residential, as part of this request.

And one of the things that we look at is, so what's the context? What's the location? So, this particular property is located, basically between the future 98<sup>th</sup> Street extension to the South and the Athletic Fields at Atrisco Heritage Academy, along Dennis Chavez Boulevard, which is a major - - a major street.

We also look at - - we looked at the Sector Development Plan. This property falls within the Rio Bravo Sector Development Plan, which has been around for a little while and one of the questions that we asked ourselves, early on, was how did the Sector Plan originally approach multi-family? Because when you look at the Sector Plan it speaks to housing diversity and the need for different types of products in this area. And so, the original Sector Plan had designated approximately 98 acres of multi-family for this area as part of the need. Well, so what's happened with that as we've gone on? So we looked at - - so 56 acres of that 98 developed with single family detached houses, though not very multi-family. There's 26 acres that was developed with the Diamond Mesa Townhouse style apartments. That's, basically just south of the intersection of 98<sup>th</sup> and Gibson kind of in the central part of the Sector Plan; and that developed at a density of about 17 to the acre, so, relative to multi-family projects fairly low. And then we have 16 acres of vacant land that was designated for multi-family left, within the existing Sector Plan boundaries. So, when we looked at that we thought, "Well, so it really makes sense that there hasn't been the fulfillment of what was originally anticipated within the Sector Plan, in terms of that housing diversity, so once again, 98 down to potentially 42. So this is 26 acres, we think it's an appropriate location for this use. And we think it helps to balance out that housing mix that the sector plan originally anticipated.

So, also want to talk about traffic. So there was an original traffic impact analysis that was done for, in this area to the south, I guess this is also part of the context. Is the area to the south here of Dennis Chavez Boulevard, is an area that we refer to as Ceja Vista, and it is both city and county. So the strip along Dennis Chavez Boulevard is within the city limits, the area to the south is within Bernalillo County. There was a Master Plan done within Bernalillo County that looked at a verity of densities, basically the densities transitioning from

higher to lower, as you move from the north edge of the county property, to the southeast portion of that property. So that also adds to the contest for this. But there was a Traffic Impact Study done and one of the things we did was look at comparing, what does this change do too that? And it was determined to be reasonable. Now that said, as this property develops it's anticipated that there may be specific site, specific traffic analysis done as projects move forward. And I would also point out that we have a real project that is in the - - ready to go on approximately 15 acres of this site that will involve both workforce housing and senior housing. So that's, I think important to know, there is a real project associated with this request that is waiting on this in order to move forward.

With regard to policy support, I think in our justification, we've gone through and looked at once again context from a policy stand point adjacency to the activity center. This is an area that was designated for mixed-use. Dennis Chavez is going to be even more so, a transit corridor in the future, there's an existing multi-use trail along Dennis Chavez. And so, if you look at the aerial photo you can see that the area just to the north of Dennis Chavez Boulevard is really primarily a variety of lot sizes for the single family housing. Dennis Chavez provides an excellent buffer between those single family neighborhoods and this property. So that's also I think important relative to the impact of this property.

With regard to schools I want to talk just a little bit about that. So in the past ten years, three new schools have been developed, and we recently approved the new bond issue for additional school construction on the west side. And that includes a new K-8 that's going to be developed north of I-40, at the intersection of basically, at at Tierra (inaudible) and Arroyo Vista, and that site APS already owns that property, and that includes property for a future high school although that's not programmed as yet that you have that property and the ability to move forward with that at the appropriate time. So once again - - I think it's also important to note, that when the sector plan was done it did anticipate a higher level of multi-family then has been realized out here. And so that was taken into consideration at that time, and so once again, I, we think it's appropriate that this area, we actually think this is a better place for some of that multi-family then was originally designated within the sector plan. But we are still within that balance that the sector plan had anticipated for that. A portion of this will be developed with senior housing, maybe more in the future. That's a big need that we've seen coming up and of course that doesn't have an impact on the schools.

So with that we think this is an appropriate location, we think that the zone change has been justified, the sector plan amendment/zone-change, has been justified pursuant to R-270 1980, and we agree with the staff report recommended findings and conditions. And with that I would be happy to answer any questions at this time or later as you deliberate.

CHAIR HUDSON: Commissioner Peck.

COMMISSIONER PECK: Thank you Madam Chair. Just to clarify, senior multi-family housing, are we talking senior only apartments?

MR. STROZIER: Yes, age restricted. No - - not services, not assisted living or any of those types of things, but it's just age restricted multi-family apartments.

COMMISSIONER PECK: Ok, thanks.

CHAIR HUDSON: Commissioner Beserra.

COMMISSIONER BESERRA: Thank you, Madam Chair. What is the - - do you know what the percentage of the working family homes that your gonna be building versus senior living homes?

MR. STROZIER: Out of this initial- - the initial project it's about two thirds workforce one third senior, and so that's the project that kind of waiting in the wings, of course that will be if this sector plan amendment is approved, then that of course will be flushed out in the site plan for building permit moving forward. But that - - that hasn't fully been designed at this point, it's anticipated to begin if and when this is approved.

COMMISSIONER BESERRA: And how many homes are you anticipating will be working family homes?

MR. STROZIER: 240, and 160 on the senior.

COMMISSIONER BESERRA: Again can you tell me what the impact of the high schools is going to have?

MR. STROZIER: So obviously any new residential in this area does provide additional, the potential for additional students coming into that system, and so I think that...but once again, this area was - - it is designated residential today it's just changing from RLT, which is a relatively high density single family and duplexed zone to allow multi-family. So there is an increase in the number of units, but there's also a change in the type of units. So multi-family smaller units, as opposed to single family detached houses.

I'm not the school demographic expert so, but I do think it's important to note that not only is the density is increasing, but the product is also changing type.

CHAIR HUDSON: Mr. Strozier, so when you just said that there is 240 work force units and 160 senior planned. Is that in the 50 acre development or is that overall?

MR. STROZIER: That is over a portion of the property approximately, I believe its 15, 16 acres of this site would be developed that is currently anticipated to be developed, there's no immediate plans for the balance of the property. It's anticipated that, that could develop as additional multi-family or a combination of townhome and multi-family dependent on what the market is at that time. So we don't really have a product and a project for the balance of the property.

CHAIR HUDSON: Ok, so that's the pending deal that you referred to?

MR. STROZIER: Yes.

CHAIR HUDSON: Ok, so that's 400 units total, 240 and 160 is 400 units, and the property presently as it's zoned, I believe the entire 27 acres almost allows 200 units. Is that correct? I believe that's what it said in the staff report.

MR. STROZIER: Yes, I think that's pretty good, yes.

CHAIR HUDSON: In the past, and you may have been privy to this. We have these developments that come to us and say they're going to be senior housing and we're always at a loss as to what determines what's senior housing, and how are we insured that it's going to be senior housing and not work force housing as proposed? How is that insured for us to know that it's not going to be work force housing?

MR. STROZIER: Well, I think I can just speak to... and the architect who's working on that Ron Witherspoon with Dekker Perich Sabatini is here today, as part of the team, the property owner in terms of their deal. But I can just say that for the initial project, that is what is being designed, what is ready to be designed and implemented and we have a developer who is ready to do that project with that configuration. And that's what they propose to do and I don't think from a zone - - from a sector plan stand point you necessarily... we didn't

know before when the sector plan got done what would actually happen on every one of those 98 acres. We've seen what's happened on a portion of that very different from what was anticipated. I think that this, I think from a land use standpoint you have to anticipate that it could (inaudible) those densities. And product mix, work force, market rates, senior, we do have a developer and a project in the wings ready to go. And that's what they anticipate doing on a portion of the property, and I think that's, we anticipate moving forward with that project with those perimeters if this is proved.

CHAIR HUDSON: I think it would be really nice if there were some assurances that that indeed was the case. Because I think it's real apparent that the multi-family market is hot in Albuquerque now, and that the...

MR. STROZIER: The senior market is hot too, as well.

CHAIR HUDSON: So, if someone were to design this, with senior housing and with market or even -- is it affordable housing, the 240 units?

MR. STROZIER: Workforce it is affordable, it's under that program programmatic, it's referred to as work force housing; it is affordable and similar to other projects that you've seen come through.

CHAIR HUDSON: Ok. I guess where I'm going with it is if for some reason the senior housing project didn't turn out to be senior housing and turned out to be work force or market. Is there any assurances the developers, the owners can give to insure that part of this will be senior housing because we know about the burden on the schools?

MR. STROZIER: Then their word. And if it's appropriate I can confer with them for a moment here, and I'm not sure, once again, it's, you know, it's sort of product, we end up at this level, we're talking about land use and zoning, and we often though get into the realm of differences between what a product is going to be and who the developer is and who the end user is and the end client. And that's not really a land use zoning question, and I would also defer, if staff has some ideas as how to maybe incorporate that. I can tell you that's the intent moving forward.

CHAIR HUDSON: Well thank you. Sorry of the hard questions, we're goanna hear from APS and we're all very sensitive to the situation on the west side, with the schools. So I just want to flush that out so we can all get a good picture.

MR. STROZIER: And we are very concerned with that as well.

CHAIR HUDSON: Ok, anyone else? Commissioner Beserra.

COMMISSIONER BESERRA: Just one more question, thank you. Are these apartments or stand-alone homes?

MR. STROZIER: Apartments.

COMMISSIONER BESERRA: Thank you.

CHAIR HUDSON: Commissioner Nicholls.

COMMISSIONER NICHOLLS: Thank you madam chair, just again a follow up. If this is approved today, will -- what's going on this site, as a site development plan for building permit? Will that come back through EPC?

MR. STROZIER: No.

COMMISSIONER NICHOLLS: Ok, thank you.

CHAIR HUDSON: Thank you Mr. Strozier. Do we have anyone signed up from the public?

DORA HENRY: No.

CHAIR HUDSON: I know we have a representative here from APS, which if you would, please come up and we would love to hear your comments about this project. Hi, good morning.

MS. LOPEZ: Good morning Madam Chair, Commissioners.

CHAIR HUDSON: State your name and address for the record please?

MS. LOPEZ: My name is Elvira Lopez. I work at 915 Locust Street SE , within Lincoln complex, it's an APS facility where Capital Master Plan is located.

CHAIR HUDSON: And you swear to tell the truth under penalty of perjury?

MS LOPEZ: I do.

CHAIR HUDSON: Ok. Can you just reflect as to where APS stands on this proposed Zone change?

MS LOPEZ: Madam Chair, commissioners. APS submitted comment regarding this case, indicating that this proposed Zone Change or requested Zone change would impact two of our highly overcrowded schools. Atrisco Heritage High School, relatively recently built, is busting at the seams, with a capacity of 2,300 students, it was designed for that. And in 2015 the enrollment reached 2,500 students, and this year we're seeing an increase in the west side. On the 5<sup>th</sup> day of school that was up to 2,636 students, so I haven't seen that trend slow down for Atrisco Heritage High School. George I. Sanchez K-8 school, I want to clarify, was built to alleviate crowding of schools, existing schools, existing students on the west side and in particular, it was built to alleviate Navajo Elementary School, Barcelona and Rodolfo Anaya. That school, Gorge I Sanchez, opened last year 2015/2016 school year; and it was designed for a capacity of 1,400 students. I want to explain, the opening of that school, we have a transition plan where last year it opened as a K-6, this second year we opened up the 7<sup>th</sup> grade, so it's K-7, and next year, we will be fully opened to all the grades K-8. And looking at the enrollments they exceeded what the school was designed for, and again we were looking to alleviate the existing students, the existing homes. In 2015 we had anticipated, and that's not shown in the comments, but the enrollment anticipated was in the 800 zone, and in 15/16 we saw an enrollment of 917 kids. This year we're at full capacity at 1400. Now, I will say that our department provided ten additional classrooms; and more to do with the curriculum model, if you're in tune with curriculum models and demands for particular types of instruction we provided ten flexible spaces, there called collaborative spaces. In fact, the G.I. Sanchez School is really Gorge I. Sanchez Community Collaborative School and the idea was that these spaces would be areas where there would be team learning, project base learning. Well, as it turns out with the increases in enrollment higher than anticipated, probably due to the development that is beginning to pick up in the area, we have seen that this year on the 5<sup>th</sup> day, we've reached our capacity, and again next year we were anticipating to open to the 8th. So what that means is that we will be using those designed ten spaces for core instruction. They will not be used for the community collaborative spaces that they were intended for, so, we anticipate that we will be reaching that maximum by next year to meet the existing students in the area. And so, that's really the core of the comments that we submitted.

The other school that would be available to - - that is affected by this particular parcel, is Harrison. And I didn't finish. The other schools, I mentioned the elementary schools that were alleviated by the G.I. Sanchez school. The middle schools were Harrison and Truman, which had been overcrowded. This year Truman and Harrison have capacity, have some excessive capacity, but it's in the form of portables. Our intention was that by alleviating them we can now begin to focus on providing adequate facilities. So well Harrison has capacity it's in the form of portables, just be aware of that. But Harrison is also a school that this particular parcel, Harrison would serve some of these students that would be generated from this development. Are there any questions?

CHAIR HUDSON: Commissioner Beserra.

COMMISSIONER BESERRA: Thank you Madam Chair. With regard to anticipated increases in population, capital outlay, things of that nature. Do you anticipate increases by the State of New Mexico, or will there be shortfalls?

MS LOPEZ: Madam Chair, Commissioner Mullen. Could you please clarify for me, are we talking about operating costs for example; for instructors to pay for the salary of instructors and all operational costs for the district?

COMMISSIONER BESERRA: Correct, yes mam.

MS LOPEZ: My understanding is that the state is facing budget decreases in their budget, and that could impact the operational cost. In fact, I sit on a leadership team where we're looking on how to look at things comprehensively; of course, I'm there to represent the capital expenditures, which is a distinct budget from the operational cost. Our, the capital budget is from tax payers, the G.O. bond mill levy elections, that we go out and seek funding for our facilities. That's a different budget then the operational cost. However, we look at things comprehensively, as we look at, how are we going to tackle the issue of declining budgets and being able to maintain or even improve our quality of service?

CHAIR HUDSON: Commissioner McCoy.

COMMISSIONER MCCOY: Thank you madam Chair. Ms. Lopez, thank you for coming and facing some tough questions. First, is maybe more for me, and it's a statistics look at. Do you have information about... when you're looking at demographic increases, do you differentiate between single family and multi-family, as far as student impact goes?

MS LOPEZ: Madam Chair, Commissioner McCoy. There are different results, in terms of the number of students that are generated from a development, based on the type of housing, and that has to do with really the number of dwelling units, as you observed Madam Chair, in your questions, a multi-family housing development would generate more units then let's say, an RLT or Single Family Housing Development. And, so we apply a measurement to how many, it's based on the number of dwelling units. So quit simply the more dwelling units the more children we'll anticipate, we'll need to serve.

COMMISSIONER MCCOY: Ok, I think I understood that, but let me make it simpler for me. Your calculations only involve number of new residential front doors?

MS LOPEZ: That is correct. We look at the number of dwelling units.

COMMISSIONER MCCOY: Thank you and a follow up to that and understand that you're in a tough position; this is more a question for big picture stuff. But (inaudible) very eloquently describe, the four year process, in this part of town, where the trim lined capacity was met; now there's additional capacity issues. And I'd just like to know how many years is the lag time, having grown up in the northeast heights of Albuquerque, and seeing all of the northeast heights schools have to have portables, then additional infrastructure, then infrastructure torn down and abandoned. I'm getting a feeling we might never find an answer to this. can you speak to that at all?

MS LOPEZ: Madam Chair, Commissioner McCoy, I think that's a very profound question, a very important question, as planners. And I do want to - - if I can expand on the previous question then come back to the question about what is the lag time. I do want to qualify that in terms of the number of students generated by a development, we do consider and can and will consider the demographic nature of the community, whether we have working class. The kind of housing for example, and the most extreme... we actually have an example in this area, where there's a trailer park, we observed and would consider that more children are generated from that kind of a housing development, then let's say, for instance, even what has been discussed here as senior housing. So, the kind and nature of the community, the context of the community and the type of development would influence that, but in a very basic rudimentary kind of analysis, it's the number of dwelling units that most informs how many kids will be generated from a development.

And to go back to answering the question about what is the lag time and how do we address growth in general? I'm gonna answer that as best to my ability in general terms. And to start with, the facilities, funds for facilities, as I mentioned earlier, are obtained from the tax payers. We go out and ask the population to vote and approve a bond election or a tax mill levy renewals, to fund facilities. Currently, we have billions of dollars of need, and I believe I spoke to this recently for the ABC to Z Plan, and mentioned a similar comment. We have billions of dollars of need existing, in our older facilities. Mind you that in some of our older facilities we are seeing declining enrollments, and it's almost, like I said in a previous time, what I am observing is in the demographic analysis that I conduct; is there has been a certain shift in the population. We haven't seen the number of students grow. In fact, in the whole sum we are seeing the enrollment numbers decline. Which is why, I am sitting on a task force to look at how to deal with the budgetary operational cost, that effects budget. The decreasing number of students effects operational budget. At the same time we have this paradox of high demand on the west side. So I would generally characterize that as some kind of a population shift, and possibly where families are looking for new and affordable housing. And so, in terms of how to address growth, we have strategies, and we tend to provide this in our comments and it's very real. We can provide portables to deal with increases in demand, and we do do that and currently we're working on doing that at Tiera Antigua another high growth area.

We can consider bussing I know the district has employed that strategy in the past. I have not personally had to do that yet, it's been mainly through the form of portables. But bussing is another option, which all of these options that I'm presenting have consequences, including the portables.

The other thing that can be looked at is looking at scheduling, through utilization; looking at efficiencies, is the school using every space, and once we've exhausted that, to be quite honest with you, we wouldn't provide a potable until we've exhausted every space in that school. But we would look at scheduling, maybe throughout the year, or that would be another strategy to try to improve usage and find space for students to learn.

And then finally of course there's the boundary change, which is probably the least favorable of all of the options. It's very politically charged - - a very difficult and burdensome process not only to the district, but to the community. But there are various strategies that we can employ to address growth that at that moment need



to provide service too every child that shows up to the district, within our attendance zones, it is our mandate to educate them. So we will employ any of these options.

Now in terms of actually introducing a new school on the west side to address recent growth, recent is a tricky term. It can take 5 to 10 years to actually see a school dedicated to a new neighborhood. And so we need to, a part of that is having that critical massive houses and people to help support that cost, and so, all of this is balanced through a prioritization scheme, a strategy that we update and develop every 5 to 6 years, it's our capital master plan. And so immediately I can tell you this, the current growth that we're seeing and possible growth, like the Santalina Development, is not included in our 5 year, 5 to 6 year master plan. That will take time when we start to see the houses and that presence become a reality, and then we'll introduce them into our prioritization scheme. In the meantime though, we have to serve all students that are within our district. I hope that answered your question.

COMMISSIONER MCCOY: Thank you it was very thorough.

CHAIR HUDSON: Commissioner Serrano.

COMMISSIONER SERRANO: Thank you madam Chair, thank you Ms. Lopez for being here. I just want to get my hands around the whole issue of where we're at with this project. So, what is your matrix for determining the number of students per front door of any type of dwelling?

MS LOPEZ: Madam Chair, Commissioner Serrano. I'll reiterate that we do consider social economic, the social economic fabric of the community, as I said, a trailer park, we've observed generates more children than say single family housing or high end houses in some cases, we always have exceptions. We do generally, when we're doing long term planning employ a generation rate, which is an average of the number of kids, and it has worked well. And so when we are observing the impacts of the new development to the schools, we look at this generation rate and apply it to the number of dwelling units. o really the most influential factor is the number of dwellings units. We consider that generation rate. How many... a one dwelling unit will generate this proportion of students, and it's not one for one it's a fraction of that. So we would apply that generation rate to the number of dwelling units.

COMMISSIONER SERRANO: Ok, so let's say for example; I had 100 dwelling units. How many kids could I expect to come out of that, 100 dwelling units for purposes of determining capacity?

MS LOPEZ: Madam Chair, Commissioner Serrano I do not have that figure before you, but I can actually pull it up on my computer if you give me some time.

COMMISSIONER SERRANO: So if we look at some of the testimony we had in the Comp Plan that we've been dealing with where they anticipate, I may be a little off on what I read, but I think they said two children, the future two children per household. Of course the household were dropping, the number of single family units that would have children. So if we took that model, I guess my next question would be to Mr. Strozier. In the current context of everything you have the twenty six acres, you have zoning to allow you to go do X number density per acre in single family houses and if you split it up to do your 160 of senior housing and 240 of single. And we try to put a number to the number of children that would come out of that development, let's back up a little bit. We know the 260 is something that you're already allowed to do any way right? If you could, come up Mr. Strozier.

MR. STROZIER: Is that alright madam Chair?

CHAIR HUDSON: Absolutely, thank you.

COMMISSIONER SERRANO: If the 260 is something you're allowed, then the additional density, I guess, let me try to clear it up a little bit. We have four hundred units, if you left that as is, how many units would you have?

MR. STROZIER: So I think, I'll try and answer what I think, Madam Chair, Commissioner Serrano. So I just was talking with Ron Witherspoon the architect, and so I think the 160 that are senior obviously, they don't generate children, its age restricted that's...

COMMISSIONER SERRANO: Don't knock us yet Mr. Strozier.

MR. STROZIER: Alright well that doesn't, I'm not going down that path. So and then within the work force housing, so there is a mix, and so the anticipated mix would be 120 one bedroom, 72 two bedroom, and 48 three bedroom. So roughly half of those units are one bedroom apartments. So I think to your point if you think about the ability - - you know, whose your market, who's you're anticipated tenant's for a one bedroom apartment. We don't see probably many families, in those units. As opposed to the RLT, the existing development pattern that we would see in that context would likely be, you know you have 200 houses is probably a good anticipated RLT number for this property. And all of those are probably two and three bedroom and maybe even larger, depending on the builder that comes in there. So those single family detached or duplex products typically are more accommodating for families then the apartment, then the apartment project. So there is, I think that is an important factor when considering a project like this and is the anticipated mix of units, within the multi-family project.

COMMISSIONER SERRANO: So the net impact won't be as severe as one might be led to believe?

MR. STROZIER: So if you look at it from that context, so out of the 400 units for this project that's sort of in the wings, if you will, on about two thirds of this property that really generates as 120 units that are family friendly. Not saying there will or won't, but there's really only 120 units that are 2 and 3 bedroom for families within that. Which is pretty comparable, I think in terms of the number of single family detached homes that can be built on that same amount of property. So that's why I think it's important to note that the product is important. And I'll be the first one to say, Elvira and her team over at APS, they have the hardest job. Because the demographics are always changing and you got a lot of kids in one area, and then all of a sudden this cycle hits and there's not so many kids. Then all of a sudden gentrification happens and there's more kids again and there constantly battling that, so they have a tough job. But I think in terms of this project, I think the impact would actually be relatively minimal in terms of increase.

COMMISSIONER SERRANO: Thank you Madam Chair.

CHAIR HUDSON: Thank you Commissioner Serrano. Commissioner Beserra did you want to make any comment or... Ms. Lopez oh you are here, I was making a note, sorry I apologize. Has there been discussion about doing portables at the schools right now that are overcrowded?

MS LOPEZ: Madam Chair, yes indeed, right now we are looking at - - we're currently adding portables at Tierra Antiqua and the northwest area of town to address overcrowding, and I have a list of schools that we're monitoring where I believe we may need to be doing that. As (Inaudible) requested a new, additional classroom space and help with capacity last year. And that school, in addition to Painted Sky, as you know that's an infamous case, it's probably the most crowded school in the state, half the students are in portables. Actually, more than half the students are in portables at Painted Sky elementary. New northwest K-8 that Mr. Strozier

referred to is being built to alleviate that existing overcrowding. The capacity will be to alleviate SR Marmon, Painted Sky, and the Jimmy Carter Middle School. West Mesa High school has capacity, but Jimmy Carter is overcrowded. Those three schools have requested additional classrooms in the recent past, we continue to monitor them and work with our School Academic Departments to make sure that they are also, not introducing...so this is another thing that we do, we coordinated heavily with other departments within our institution in particular, special education. They have an ability to introduce programs to serve students outside of the attendance zone, or the most specialized programs. And in our schools that are overcrowded. I'm working very closely with them, to redirect those services to a school that has capacity. What it means is that a student in that particular area, its similar to bussing, would have to travel longer distances to receive those highest need specialized services from special education. That's an example of how we coordinate, at all levels, to try to address overcrowding. And so we do provide portables; they very expensive, they almost cost the same as a new classroom. There was a time when we didn't have to, the district I understand, I hear about these stories where the cost weren't this high, the permitting wasn't as rigorous, but now it's a kin to new construction, in the neighborhood from 100,000 to 200,000 per portable. And so we look at that very closely, because that comes at a high cost to the district as well. But we know we have to serve every child, which is why I go back to the mitigation strategies that we employ when we are faced with the need to serve our students.

CHAIR HUDSON: So recently the, I think it was about 565 million bond that was past for new schools. I think most were planning and hoping that they were gonna be new schools on the west side being built. So that development could continue on the west side and we wouldn't have this overcrowding situation. I'm hearing from you that some of that money is being used to take care of existing properties, in the Albuquerque, area that maybe need to have remodeling or whatever the case may be. So the hard question is when are the new schools going to be built on the west side, so that development can continue?

MS LOPEZ: Madam Chair, the recent bond election was to address existing school needs, as well as to build a new K-8 ground up to address existing student needs. And so it isn't to my knowledge there isn't a particular project. We do have a growth budget again to address with portables bussing and any cost to mitigate growth. But there is not a school yet on the priority list to serve undeveloped land. We are building the school and I want to be very clear, the K-8 is to address existing students and so when... you know, our practice is not to build schools on undeveloped land or growth that has not happened. But we do have funds to address the growth until we can roll the project similar to the K-8 into our strategy.

CHAIR HUDSON: So what triggers APS to finally build a school? Is the overcrowding of the schools just has to be so grossly overcrowded, that APS says, "Ok we'll build," or what triggers that? Because this APS issue right now is causing development to stop for residential, for in this particular case, because there aren't schools to accommodate these children. So at, what comes first is it the overcrowding the severely overcrowding? Is that what causes APS to finally say, "Ok we need to build a school"? Or is it the dollars you have sitting there and saying, "Ok we got the dollars let's build a school." When is it going to happen?

MS LOPEZ: Madam Chair, so we do, do pre planning from in the early stages we do look at where growth is happening and we work to assert ourselves early through land acquisition, so we are involved in early planning stages. But in terms of when...I think this question relates to Commissioner McCoy's question, in terms of the lag time, if we keep going back to that. Until there's a critical mass of people to justify a school, and again this goes back to our tax payers, our tax base has to be willing to support a bond that impacts their children. Until we have a critical mass to justify that then we can introduce a new school into our prioritization.

CHAIR HUDSON: Ok so it sounds to me that the schools do need to be severely overcrowded in order for a new school to be built.

MS LOPEZ: Madam Chair, I wouldn't phrase it like that. I do not agree with that statement.

CHAIR HUDSON: Ok. Anyone else have any more questions? Commissioner Nicholls.

COMMISSIONER NICHOLLS: Thank you madam Chair. I'm not sure quite how to approach this subject, but in the last bond cycle, I believe, the voters approved whatever number of million. My understanding on that bond issue was that this was for new school development, and what, I believe, is my understanding now that quit a sizable portion of that is being diverted to an Employee Health Center, which obviously is not to do with new schools. I wonder if you would address that, for this Commission.

COMMISSIONER MULLEN: I'm so sorry to be disrespectful to you Commissioner Nicholls, but I'm not sure the employee health center has anything to do with the case at hand right now. And I agree that we all probably have questions about schools and overcrowding and impacts and God help us, I hope we all care about our children, because they need a lot of care. But I really don't think it's the business of this commission to go down that line of conversation. And I don't think it's Ms. Lopez obligation to answer that either. It's my opinion.

COMMISSIONER NICHOLLS: And again with due respect to Commissioner Mullen. I think what we've been talking about this morning is capital improvement, and surly that bond issue is a capital improvement.

COMMISSIONER MULLEN: But we're discussing a case at hand for residential development. I don't know I feel like we're straying, and maybe it's just my opinion. I know we're all invested in this balance, and I even think we're ignoring the biggest elephant in the room about the jobs imbalance. There's a lot imbalanced, and I think we just have to be careful to distill this down to the relevance with the case that's put before us.

COMMISSIONER NICHOLLS: I'm afraid I have to disagree, but if that's the wish of the commission that we do not address this issue at least I've put it on the record.

CHAIR HUDSON: I actually agree with Commissioner Mullen, that this may not be an appropriate time to talk about that.

COMMISSIONER NICHOLLS: That's fine.

CHAIR HUDSON: So thank you very much. Alright anyone else have any questions Ms. Lopez? Thank you so much for coming out I know we put you on the spot. We ask you hard questions and you're just an employee that's here representing the public schools. It obvious there's a lot of frustration with the overcrowding of schools on the west side. And it comes into play obviously as probably the biggest issue with any development that's being looked at there. So thank you for coming out.

MS LOPEZ: Madam Chair, Commissioners thank you very much for your time and attention, it's my pleasure to serve you.

CHAIR HUDSON: Mr. Strozier I don't believe there's anyone else from the public that's going to speak. I was going to ask Ms. Michel, if she wanted to come up and speak at all about anything with traffic. The way I understood the staff report was that perhaps the traffic impact study would have to be done at the time of any development. If that's different I'd like to hear so.

MS MICHEL: Yes, as far as I know there was traffic...

CHAIR HUDSON: I need to, I know I already sworn you in before, but If you'll just say your name and address for the record please.

MS MICHEL: Racquel Michel. I work at 600 2<sup>nd</sup> street. So there was a traffic study done in 2007, that included the RLT designation. It would need to be updated and I would require either traffic (Inaudible) generation exhibit at DRB and if there is a large amount of traffic then I would require a traffic study.

CHAIR HUDSON: Ok, thank you. Were we in the middle of your presentation, or can I go to Ms. Could and see if she's got anything? Mr. Strozier I'm gonna let you come up first, because you're real anxious to do so we want to hear what you have to say.

MR STROZIER: Thank you madam Chair. And this is your show so whichever, however it fits in to your agenda is fine with me. I just wanted to if it's the appropriate time, just make some concluding remarks. And I was done with my presentation. And so, once again, I think with, and I look at this in two ways. So, one is really from a land use and community context, and what was envisioned both in our Comprehensive Plan, the West Side Strategic Plan, and the Rio Bravo Sector Plan, which I think it is important, especially when we look at the west side and the character of those neighborhoods that we do promote housing diversity. We have a very - - in many ways in this part of town, very homo genius. You zoom out on that aerial photo. You see a lot of single family homes and a lot of those areas that had been designated for multi- family have single family homes built in them. And so from a land use context, looking at this area, so on from 98<sup>th</sup> Street to the east is anticipated to be commercial, and then more residential. We have the existing ball fields, which make a great buffer for apartments and multi-family. We have a high capacity street with Dennis Chavez, with transit and a trail. And we have new schools adjacent to us, as well. And so from a land use stand point, I think it's clear that this is an appropriate place for density, it's a good place to put density.

And then we have the challenge that you all have been wrestling with, and I understand that challenge of the school capacity. And one thing that maybe, you know, I think by design the current system is set up to be always behind the residential growth. So you don't get a new school until you have the students that are mandated to be educated and there's a pressing need. And pressing need may be fall somewhere on that category of a lot of need to extreme need. And right now we have...and I remember back 10-15 years ago where the west side we we're in an extreme need situation. We we're so far behind and we have built a lot of new schools, and we are well beyond where we were at that time on the west side in general. That doesn't mean we're out of the woods, that doesn't mean we don't have issues in specific schools that are overcrowded. But I think the system is inherently always behind that curve, the way that gets done.

And the other thing is, and then looking at this specific project, and the case that's before you. So I talked about the fact that from a planning stand point, in the context this is an appropriate place to put density. Your other question is then, what is that density what's likely impact of that density on the schools? And so, if you look at what we know, what we have anticipated on 15 of the 27 acres. That's a mix of work force housing, work force apartments, and senior apartments. And we know what the mix is anticipated to be. And then we also know what could, what's the likely scenario with RLT. So just taking that 15 acres, I just want to run through a little scenario with you, so that 15 acres (Inaudible) to the acre, fairly high single family is 120 dwelling units. With the mix, so even though we have potentially 400 dwelling units on this 15 acres; 160 of them are senior, and 120 are one bedroom. That leaves 120, and so if you do a comparison between what I'm going to characterize as family friendly front doors, as Commissioner McCoy put it, we have 120 and 120. So I don't think that the impact to the schools is necessarily anything. It could be considered a wash, and maybe even less, because those two bedrooms apartments may not generate as many kids as a detached single family house. And so I would just characterize it that way that I don't think that we need to look at density and multi-family as necessarily being a bad thing as it relates to school capacity. You really have to drill down and look at what is being proposed. And then now we do have 12 acres, the additional parcel, that we don't have any plans for. And that's probably not

goanna happen right away and we'll see what the future brings on that in terms of mix for that product. But once I again, I think when we do get to that point were goanna look at a project, and were goanna see what that mix is, what the actual product type is, and what that impact is gonna be. And so with that, I would certainly urge this commission to support this request, I think it's the right place to put density, it's an ability to right the ship a little bit from the Rio Bravo Sector Plans originals intent, in terms of housing diversity and that housing mix and it's not having a negative impact on the jobs housing balance per say, because this was residential and its staying residential. I do think that, and there's a lot of work going on the other side of that equation on the west side, which is how we do we get those jobs creators on the west side, we've talked to about that relative to other cases. But I think there's a lot of working being done in that arena and that needs to continue so big picture I think this is the right place with this project, thank you.

CHAIR HUDSON: Anyone have any questions for Mr. Strozier? You know I will state you've made a good case for your analogy with what could be single family versus what's being proposed, okay. But you still do have 12 acres sitting out there and there's still the issue of the senior housing, because your basing it on a 120 units of 2 and 3 bedrooms, is how you were comparing it to the homes, so it's a good case. You still have the issue of the senior housing potential and an additional 12 acres. So, how can we get a solution to where again I go back to one of my original questions, there's some sort of assurance that it's just not gonna be a whole lot of 2 and 3 bedroom apartments, because if it's straight R-2, then it's straight R-2?

MR STROZIER: Madam Chair, you know, that's a tough question. I think really our answer is that we have a developer that is interested in the 15 acre, and their proposal is to do 2/3 work force, 1/3 senior, that's what they've been working on designing and they are comfortable with their market analysis shows them that there is a need for both of those products at those levels, and they anticipate moving forward with that. Is there any assurance above and beyond that with zoning? No. I can tell you that for those different product types, those are based on kind of the sweet spot, in terms of the density that they do for those relative product types. The size is appropriate relative to what the market demands are and that's what we anticipate on doing. The 12 acres is a future phase and we don't have any plans for that at this time, so we don't know what that's going to be. But, it's probably not goanna be for a little while that that happens and well get this project done and hopefully in that time we've got one K through 8 that's built, maybe a high school that's on the bond issue, and I guess so part of this too is that as a community, as we grow and we build things and we take land from vacant to built, we put people to work in the construction trade that is important for this community and we increase the property tax base that is bonding capacity and the mill levy is all based on, and so at some point I think we need to change our perspective to be about how do we grow the pie, so that there are more resources to do these things, because we have needs. There is absolutely no doubt that we have needs, and if we keep the pie the same size I don't know how we get out of that dilemma. We need to figure out a way to increase, and there's a lot of ways to do that. We're seeing that in the central part of the city with infill and redevelopment, and we're seeing it on the west side in terms of new development and new growth areas. But it's all part of the equation that ultimately increases the size of the pie. And I think that's an important aspect to this as well.

CHAIR HUDSON: What's the maximum D Use per acre in R2?

MR STROZIER: 30.

CHAR HUDSON: So potentially, in the remaining 12 acres, potentially there can be 360 units?

MR STROZIER: Yes. Once again those kinds of sweet spots for what the market says is that if it's more work force or market housing, its gonna be at about 24 to the acre, senior closer to 30 you can put a little bit more units, a little bit more density in those projects. And once again, that's just kind of typical rules of thumb what

we're seeing in the market place, and where those sweet spots are in terms of those products for this setting, you go on Central Avenue or downtown that sweet spot will be different. Thank you.

CHAIR HUDSON: Thank you. Ms. Gould do you have anything in closing?

MS GOULD: Madam Chair I don't really have anything, but if you have specific question I'll be happy to try to field them.

CHAIR HUDSON: Anyone have any questions of Ms. Gould? Alright, we're gonna close the floor and we now will have discussion. Commissioner Serrano.

COMMISSIONER SERRANO: Well unless there's any other discussion, which I'm not sure if the commissioners have anything, I'm prepared to make a motion.

CHAIR HUDSON: Commissioner McCoy.

COMMISSIONER MCCOY: I'm gonna get several things on the record. Thank you, madam Chair. Ms. Lopez, thank you for your input. Thank everybody who's provided some of this. When I was over optimistic my father would say, "You know if you had some eggs you can have some ham and eggs, if you only had some ham". And this seems to be the problem we got with the schools it can't be reconciled here. The cycles are indeed tough to deal with. I have to believe with a little bit better work, there could be better demographics using bedrooms versus front doors. If there's an appropriate place for this type of development today, it is on a future major transit corridor. So, I have three notes here let see if I got - - oh the last one, I'm not in favor of trying to micro manage the mix of housing here, because when the demographic shift, if we were limited some of this to senior housing only, then we have another zoning issue, the market will take care of it. Charter schools today are investing in portable buildings in my neighborhood that was developed in the 60's. So I understand the capacity problem, and indeed a bigger pie would mean we could all share a little bit better. So after the rest of the comments when Commissioner Serrano makes a motion I'll be happy to support.

CHAIR HUDSON: Commissioner Beserra.

COMMISSIONER BESERRA: Thank you madam Chair. I really appreciate this stimulating conversation's we've been having. I have really taken a lot of things into consideration here, you know, I'm really not against density and building 400 units wherever they may be, but I do have a lot of concern over a lot of, I guess some other issues. Ms. Lopez brought up an interesting point, and I'd like to just say this that the impact may seem minimal to the developer, but it's not minimal to the schools and the surrounding area. These impacts a 400 unit project with no guarantees that this is going to be a senior living area, and talk about having a single bedroom apartments, or whatever they may be, doesn't preclude them from not having children or having more people in that household, because we see it all the time. I think that this is the right place for density, but I don't think it's the right time for density. The west side has grown significantly, and I believe its unanticipated growth. I think that the school systems also, are going to have a major impact with this kind of project. And I really can't, in good conscience, support it, I really can't. I wish I had some better arguments, in terms, of this particular site and the west side, but I'm seeing some - - I don't see smart growth here and I'm not seeing a better quality of life. I think that there's other things that or other issues that need to be addressed when we deal and approve these kinds of sites. Mine happen to be that I'd like to see more economic growth in this area, I like to see some - - we're never gonna get caught up on these school issues. I think their always gonna be impacted with over population. But I also don't think that we need to contribute to that problem either. So, with that I just can't consciously in good conscience support this project. Thank you.



CHAIR HUDSON: Commissioner Mullen.

COMMISSIONER MULLEN: Thank you madam Chair. And I appreciate actually that I'm going after Commissioner Beserra, because in many ways I share some of his grave concerns and reservations. Although having said that, I think I am in support of this project, but not - - I don't take that support lightly and I thought a lot of this project and was anticipating a zesty conversation. I think one thing that sways me is that this is not a zone change from commercial to residential, and I think Mr. Strozier is smart enough not to bring that project before us on the west side, and so I commend you on your ongoing astute practice. And yes, this is higher density, but then there's part of me that grapples with how quickly we forget the time we just put in for the Comp Plan, and how many demographics were thrown at us about a shift in our current assumptions about residential life. And that we are facing an overwhelming generation where the single family residents is not at this point or any time in the future, its strongest suit. And our assumptions about that and rural and urban and density are being challenged dramatically. And planning unfortunately is not for us, and it's not even necessarily for our children. We're planning for 25 year window, maybe even our children's children. And with that we need diversity of housing. And again, this is a very hard thing to say when we look at density on the west side, because of the challenges and problems that face us every single day. Whether that's river crossings, job shortages, too many single family residents, crowded schools these are not small issues, but we have to kind of slowly grapple with our city as a whole, and start to little by little address some of our needs, and with that we need diversity of housing stock. And it seems gravely counter intuitive and I understand that, but I feel like if we plug this into a bigger picture and into a slightly longer term vision, and kind of get away from our own noses a bit, again diversity of housing stock is something that we need, and it's something that the people coming up behind us, who are gonna have the children or not that's also what we're hearing, that this is what they want. And so this is not for us, and you know we do have an obligation on this commission to make good choices and address the imbalances, but again I think I find myself in favor of this project. And you got the little tip, the little benefit in that it's already zoned residential zone. You know we are increasing the density some, but I feel comfortable and you know a little nudge the land use argument, I get excited talking about land use. But it's absolutely right this is on a corridor, it's a buffer, it's next to a school, you know if we could kind of shut away all the other challenges of the west side this is completely appropriately placed in my opinion, but I'm also a S.O.U.P., which is a supporter of Urban Planning, so let's talk land use all day long in my opinion. So, anyway I appreciate your comments Commissioner Beserra, and I share them, I mean I'm sympathetic to them but I'm still in favor of this project.

CHAIR HUDSON: Thank you. Commissioner Peck.

COMMISSIONER PECK: Thank you madam Chair. I'm kind of in the hybrid between Commissioner Mullen, and Commissioner Beserra. While I think the density is great to do this, and not just a bunch of single family homes. I don't think this is the right place. This is not a walkable dense urban kind of neighborhood. I don't see the senior housing component working at all, because there is nothing out there, there's no services, you have to drive everywhere, there's no medical within 2 or 3 miles. It's, I just don't think it's in the right place and I can't support the project.

CHAIR HUDSON: Commissioner Mullen.

COMMISSIONER MULLEN: Not that you asked for my opinion, and thank you madam Chair. And I respect your opinion Commissioner Peck, but I wonder too, you know we saw a case a few months ago about urban, or higher density housing on the west side, it's closer to West Mesa, where they were - - the demographic and this is actually DPS project, and I believe consensus was (Inaudible), but I might be wrong and I apologize we see you so often it's one big party. But where they were addressing or targeting seniors who were also care taking for their grandchildren or where you had kind of a multi-generational, and I'm not again, we're not in the

business and I agree with now Commissioner McCoy (inaudible) do we have to define these units? But you know I don't know if senior housing, in my mind, has to immediately, you know, be connected to medical, or grocery stores, I mean there's a whole mix of what senior housing could mean. That we potentially don't, we don't know all the logistics to that. I guess that was my, I've just totally muddied the water, I'm goanna turn my microphone off.

CHAIR HUDSON: Commissioner Nicholls.

COMMISSIONER NICHOLLS: Thank you madam chair. I also want to thank Ms. Lopez for coming out and taking significant amount of time to talk to us about the school issues. I really do appreciate it, it helps us tremendously. I've had a lot of heart ache over this particular project. over the last week as I have read through it, and read through it, and read through it. But as someone who is a senior citizen I do hear what Commissioner Peck was saying a few moments ago. We are putting senior housing here, there are so few facilities for those seniors who at some point, and I may be one of them, who is no longer either able, willing, or is forced not to drive. And so the need for services around senior housing is extremely important to me as a senior citizen, because as you get older you need that services; to condense closer, and closer, and closer. The other issue that we didn't spend a great deal of time talking about, but I think it's important and I think Mr. Strozier hinted at it, that there is commercial land, is zoned for commercial development the problem is commercial development is not happening at this point, and that does worry me. And I don't know whether that is a lack of interest in developers to bring commercial product around these areas, I don't know. But there are three things that really concern me. One is what Commissioner Peck brought forward, and that is the senior housing. The second is the job imbalance, which we did; I believe make a very valiant effort when we looked at the revisions to the Comp Plan to address that issue a little bit. The issue with schools and their overcrowding, it is always going to be problematic and that is that we have cart and a horse situation, I'm not sure if it's the same analogy as the ham and eggs, but I still think it is very, very difficult and I appreciate APS problem. And that is looking to the future and trying to decide what do we need in the future, it's very, very difficult, because somebody brings a project like this forward and suddenly now the schools are charged, or APS is charged with trying to find answers. And so their problem, in that sense, is reactive rather than anticipating what might come, because they don't know. And so we've heard comments, I believe from other commissioners that this is a very hard thing to tease out, and APS does a great job and I understand that and I applaud them. But it doesn't alter the fact that this becomes a very difficult situation. I spent a lot of time looking at this particular project, and I in conscience feel that I have took at the environmental issue, rather than just the straight planning issue. And on that alone I feel that I am not at this point ready to support this project. Thank you.

CHAIR HUDDSON: Council, am I able to re-open the floor at this point or no? I have a question I'd like to ask the applicant unless it's inappropriate?

MR. TEBO: Madam Chair, if as opposed to re-opening the floor in a general sense, I don't understand that there's anybody here right now, that want's to speak on this. If you have a question that you think the members of the commission could use the answer as part of their deliberation from the applicant, and if you just narrow it to the question you want ask and the response from the applicant. I don't see any harm to the record to you doing that.

CHAIR HUDSON: Okay, I'm not officially opening the floor for anyone else to speak, but I do have a question of the applicant. So, Mr. Strozier it's obvious that there's, that we're on the fence. And I just want to throw out potential solutions that may or may not have been considered. Would the applicant consider perhaps coming in front of us with less acreage, instead of the whole 27 acres, just doing 15?

MR. TEBO: Madam Chairman, before Mr. Strozier response to that. Madam Chairman, if I could just remind you what the purpose of the commission's deliberation is today. It's to provide a recommendation to the City Council relative to the zone change, and only that.

CHAIR HUDSON: Okay.

MR TEBO: And so there are no conditions attached to that, there are no additional findings; it is a straight up recommendation of a zone change or a denial of the requested zone change as it stands.

CHAIR HUDSON: As it stands. Okay thank you, my apologies. Does anyone else have any comments? Commissioner Nicholls.

COMMISSIONER NICHOLLS: Thank you Madam Chair and thank you Mr. Tebo, for your comments right there, because you in a sense you get me out of my quandary, if you will, that before me is question of a straight zone change, not anything else. And for that I appreciate your comments there, because having thought that issue through then I am no longer willing not to support this project, but considering the straight zone change, therefore, I will go ahead and support that zone change.

CHAIR HUDSON: Ok thank you. So, I'm obviously very concerned about the schools, but I think with our conversation we had with Ms. Lopez, it's something that we cannot control. Unfortunately, you know, the schools are what they are, and everyone in Albuquerque is having to deal with the overcrowding at the schools so that's an issue. One of the things that I'm really weighing right now is that the present zoning on the RLT actually for the entire 27 acres allows for about 200 units, is what I understand. And maximum that could be allowed there could actually be as much as 810 which is 30 units on 27 acres. So it is a considerable amount of additional density, and Commissioner Mullen talked a little bit about how the density was increased, and it is substantial. I'm also concerned about the unknown of the uses that are going to be here, if they're going to be workforce housing, if its gonna be a mixture, because we indeed do see a need for diversity in housing. And diversity on housing on this site would be a really, really good thing as long as it's diverse. And we're also seeing that there is a shift in how people are living, and the single family homes are not as popular as they use to be when we were all growing up. And the multi-family type housing seems to be much more attractive. So that being said, and as disappointed as I am about the Albuquerque Public Schools, I too would support this project. I think we need to go forward with our development in Albuquerque, and I would hate to see the public school issue, actually stand in the way of that. So I would be willing to support this project. Commissioner Serrano.

COMMISSIONER SERRANO: Thank you madam Chair. I'd like to move approval of project #1004428 case # 16EPC-40037 with findings 1 through 11, as stated in the report.

CHAIR HUDSON: Okay I have a motion by a Commissioner Serrano do I have a second?

COMMISSIONER MCCOY: I second.

CHAIR HUDSON: A second from Commissioner McCoy. All in favor please indicate by saying "Aye, and raise your hand.

COMMISSIONERS: "Aye".

CHAIR HUDSON: Those opposed. Okay, so we have 5 for. That would be Commissioner Serrano, Mullen, McCoy, Hudson and Nicholls. And those against; Commissioner Peck, and Commissioner Beserra. Thank you all for coming out it was a great discussion and we are at this point going to take a lunch break. Thank you.

Comments received after the 48 hour deadline

Gould, Maggie S.

---

**From:** Russell Bourke <rubokk7@yahoo.com>  
**Sent:** Tuesday, September 06, 2016 9:23 PM  
**To:** Gould, Maggie S.  
**Subject:** Fwd: URGENT: Please read homeowner position statements for 9/08 meeting: 1004428

**From:** Russell Bourke <rubokk7@yahoo.com>  
**Date:** September 6, 2016 at 9:12:20 PM MDT  
**To:** "mgould@cabg.gov" <mgould@cabg.gov>  
**Subject:** Fwd: URGENT: Please read homeowner position statements for 9/08 meeting: 1004428

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Sincerely,

Russell Bourke  
Tel 505-990-1824

Sent from my iPad

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<[rubokk7@yahoo.com](mailto:rubokk7@yahoo.com)>, Jacqueline Business  
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**Subject: HOMEOWNER POSITION  
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**From:** Gould, Maggie S.  
**Sent:** Friday, September 09, 2016 8:28 AM  
**To:** 'Russ Bourke'  
**Subject:** RE: URGENT: Please read homeowner position statements for 9/08 meeting: 1004428

Mr. Bourke,

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Please let me know if you have additional questions.

*Maggie Gould, MCRP*

Planner

City of Albuquerque, Planning Department

600 Second St. NW

Albuquerque, NM 87102

505-924-3910

mgould@cabq.gov

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**Sent:** Thursday, September 08, 2016 11:21 AM  
**To:** Gould, Maggie S.  
**Subject:** Re: URGENT: Please read homeowner position statements for 9/08 meeting: 1004428

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**To:** Russell Bourke <[rubokk7@yahoo.com](mailto:rubokk7@yahoo.com)>  
**Sent:** Wednesday, September 7, 2016 9:46 AM  
**Subject:** RE: URGENT: Please read homeowner position statements for 9/08 meeting: 1004428

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**Gould, Maggie S.**

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**From:** Gould, Maggie S.  
**Sent:** Friday, September 09, 2016 8:32 AM  
**To:** 'jacq'; kwalz@abqjournal.com  
**Cc:** Moses, Karen; Russell Bourke  
**Subject:** RE: URGENT: Please read homeowner position statements for 9/08 meeting: 1004428

Hello,

The staff reports are completed a week before the hearing and we had not received any comments as of August 31. I did state in my presentation that we had received emails opposing the request, but that they were received after the 48 hour deadline. Those comments will be included in the record that goes to City Council with a cover page explain that they were received after the 48 hour deadline.

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**Sent:** Thursday, September 08, 2016 11:44 AM  
**To:** kwalz@abqjournal.com  
**Cc:** Moses, Karen; Russell Bourke; jacqmariani@yahoo.com; Gould, Maggie S.  
**Subject:** Fwd: URGENT: Please read homeowner position statements for 9/08 meeting: 1004428

The Master Plan document 1004428 states that there has been no opposition to the plan. This is UNTRUE.

Jacqueline and Russell Bourke

Begin forwarded message:

**From:** Russ Bourke <rubokk7@yahoo.com>  
**Date:** September 8, 2016 at 11:21:28 AM MDT  
**To:** "Gould, Maggie S." <MGould@cabq.gov>  
**Subject:** Re: URGENT: Please read homeowner position statements for 9/08 meeting:

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**Subject: HOMEOWNER  
POSITION STATEMENT:  
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**Reply-To:** Russ Bourke  
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8. Has this land been cleared for Native American burial remnants and artifacts?

9. We have a lot of foreclosures held by banks through their loan loss reserve programs. This artificially creates a climate of housing shortages. We all know that is NOT the case.

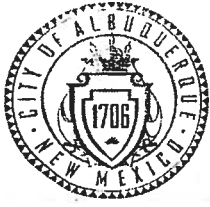
This project appears to be solely investment driven to increase the biggest bottom line returns by cutting inappropriate corners. An example of this exists in the Mesa subdivision where Anderson Hills RD meets Mata Ortiz DR SW: it's a school bus stop, the kids have to wait in the street on a blind corner without sidewalks for school bus-pickup in the early morning.



We respectfully submit this statement on behalf of all concerned homeowners expressing the same or similar opinions and request that it be entered into the record during the meeting of September 8, 2016 on Agenda item #4 known as 1004428.

Sincerely,

Russell Bourke and Jacqueline  
Bourke, Homeowners  
Tel 505-990-1824  
e-mail: [rubokk7@yahoo.com](mailto:rubokk7@yahoo.com)



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**INTER-OFFICE MEMORANDUM**

**TO:** ENVIRONMENTAL HEALTH – Paul Olson  
LEGAL DEPARTMENT – Tyson Hummell  
PARKS & RECREATION:  
PARK DESIGN – Carol Dumont  
OPEN SPACE DIVISION – Kent Swanson  
CITY FORRESTER – Joran Viers  
PLANNING:  
LONG RANGE PLANNING – Linda Rumpf  
METROPOLITAN REDEVELOPMENT – Rebecca Velarde  
HYDROLOGY – Abiel Carrillo  
NEIGHBORHOOD COORDINATION –  
TRANSPORTATION DEV. SERVICES – Gary Sandoval  
ZONING – Ben McIntosh  
ABC WATER UTILITY AUTHORITY – Kris Cadena  
POLICE DEPARTMENT – Steve Sink  
FIRE DEPARTMENT – Antonio Chinchilla  
SOLID WASTE MANAGEMENT DEPARTMENT – Michael Anaya  
TRANSPORTATION PLANNING – John MacKenzie  
TRANSIT DEPARTMENT – Shabih Rizvi  
ALBUQUERQUE PUBLIC SCHOOLS – April Winters  
AMAFCA – Lynn Mazur  
COUNTY OF BERNALILLO – Catherine VerEecke  
MID-REGION COUNCIL OF GOVERNMENTS – Maida Rubin  
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Subhas Shah  
NM DEPARTMENT OF TRANSPORTATION – Nancy Perea  
NM GAS COMPANY –  
PETROGLYPH NATIONAL MONUMENT – Diane Souder  
PUBLIC SERVICE COMPANY OF NEW MEXICO – Laurie Moye

**FROM:** Russell Brito, Urban Design and Development Division, Planning Department

**SUBJECT:** ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the cases scheduled for public hearing before the Environmental Planning Commission on **September 8, 2016**.

**Please remember that all agency comments are due on August 17, 2016.**

**COMMENTS TO:** Maggie Gould ([mgould@cabq.gov](mailto:mgould@cabq.gov))  
Vicente Quevedo ([vquevedo@cabq.gov](mailto:vquevedo@cabq.gov))  
Michael Vos ([mvos@cabq.gov](mailto:mvos@cabq.gov))

**Project# 1001754**  
16EPC-40039 Site Development Plan for  
Building Permit

Daniel Puzak and Debra West, ARIA Studio Consultants Inc. agents for Weingarten Realty, request the above action for all or a portion of Lot A-1, North Town Plaza, zoned SU-1, located on Wyoming Blvd. NE, between Cubero Dr. NE and Academy Rd. NE, containing approximately .8749 acre. (E-19) Staff Planner: Michael Voss

**Project# 1002717**  
16EPC-40036 Site Development Plan for  
Subdivision

Consensus Planning, agent for GELTMORE, LLC requests the above action for all or a portion of lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for R-3 Permissive uses excluding residential use, located on Atrisco Drive NW, between Coors Blvd, and I-40, containing approximately 5.4 acres. (H-11) Staff Planner: Vicente Quevedo

**Project# 1004428**  
16EPC-40037 Zone Map Amendment (Zone  
Change)

Consensus Planning, agent for Ceja Vista, LLC, requests the above action for all or a portion of Lots RR-3-A and RR-3-B, Bulk Land Plan Westland South Tracts RR-3A through RR-3-E, zoned R-LT to R-2, located on Dennis Chavez Blvd., SW, between 98th St., SW and 118<sup>th</sup> St., SW, containing approximately 26.86 acres. (P-9)  
Staff Planner: Maggie Gould

**Project# 1005354**  
16EPC-40033 Zone Map Amendment (Zone  
Change)

Design Plus LLC, agent for Sawmill, LLC requests the above action for all or a portion of Tract 2-D-1 of Arbolera De Vida, Unit 2B, Lot 2, of Lots 1 through 10 with Town of Albuquerque Grant in projected Sections 7 & 18, Township 10 North, Range 3 East, Tract 2-D-1, Arbolera De Vida, Unit 2, zoned SU-2/SU-1 for PRD and Microbrewery to SU-/SU-1 for PRD, located on 18<sup>th</sup> St., and Bellamah between Rio Grande NW and 12<sup>th</sup> St., NW, containing approximately 3.78 acre(s). (H-13 & J-13) Staff Planner: Vicente Quevedo

**Project# 1008952**  
16EPC-40034 Zone Map Amendment (Zone  
Change)  
16EPC-40035 Site Development Plan for  
Building Permit

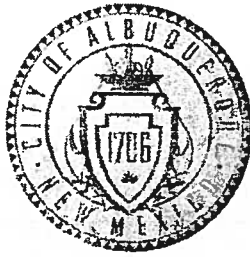
Consensus Planning, agent for U.S. Eagle Federal Credit Union, requests the above actions for all or a portion of Tract A, Morning Star at Palomas, zoned SU-2 for O-1 to SU-2 for C-1 Permissive and Conditional uses, located on Palomas Ave., NE between Wyoming Blvd., NE, and Barstow St., NE, containing approximately .9 acre. (D-19)  
Staff Planner: Maggie Gould

**Project# 1010536**  
16EPC-40038 Text Amendment to Sector  
Development Plan

Consensus Planning, agent for Pulte Group, requests the above action for all of the Northwest Mesa Escarpment Plan City Wide  
Staff Planner: Maggie Gould

**Project# 1010550**  
16EPC-40040 Site Development Plan for  
Building Permit

Colin Bott, agent for Starbucks Coffee Co., requests the above action for all or a portion of Lot 1, Tract A-1-D, Los Pastores Shopping Center, zoned C-2, located on Montgomery Blvd., between Wyoming Blvd., and Pennsylvania NE., containing approximately 1.1386 acres.  
(F-19) Staff Planner: Vicente Quevedo



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, September 8, 2016 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items.

Distribution of the Planning Department's staff reports regarding the following items will occur at a **Case Distribution Session on Thursday, September 1, 2016 at 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

**Project# 1001754**  
16EPC-40039 Site Development Plan for  
Building Permit

Daniel Puzak and Debra West, ARIA Studio Consultants Inc, agents for Weingarten Realty, request the above action for all or a portion of Tract A-1, North Town Plaza, zoned SU-1 Shopping Center, located on Cubero Dr. NE, between Wyoming Blvd. NE and Academy Rd. NE, containing approximately .88 acre. (E-19) Staff Planner: Michael Vos

**Project# 1002717**  
16EPC-40036 Site Development Plan for  
Subdivision

Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Drive NW, between Coors Blvd, and I-40, containing approximately 5.4 acres. (H-11) Staff Planner: Vicente Quevedo

**Project# 1004428**  
16EPC-40037 Sector Development Plan Map  
Amendment (Zone Change)

Consensus Planning, agent for Ceja Vista, LLC, requests the above action for all or a portion of Lots RR-3-A and RR-3-B, Bulk Land Plat, Westland South Tracts RR-3A through RR-3-E, zoned R-LT to R-2, located on Dennis Chavez Blvd., SW, between 98th St., SW and 118<sup>th</sup> St., SW, containing approximately 26.86 acres. (P-9)  
Staff Planner: Maggie Gould

**Project# 1005354**

16EPC-40033 Sector Development Plan Map  
Amendment (Zone Change)

Design Plus, LLC, agent for Sawmill, LLC requests the above action for all or a portion of Lot 2 of Lots 1 - 10. of Sawmill Village within the Town of Albuquerque Grant in projected Sections 7 & 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque. Bernalillo County NM zoned SU-2/SU-1 for PRD to SU-2/SU-1 for PRD and Microbrewery, located on 18<sup>th</sup> St. and Bellamah Ave. between Rio Grande Blvd. & 12<sup>th</sup> St., containing approximately 1.3 acre. (H-13 & J-13) Staff Planner: Vicente Quevedo

**Project# 1008952**

16EPC-40034 Sector Development Plan Map  
Amendment (Zone Change)  
16EPC-40035 Site Development Plan for  
Building Permit

Consensus Planning, agent for U.S. Eagle Federal Credit Union, requests the above actions for all or a portion of Tract A, Morning Star at Palomas, zoned SU-2 for O-1 to SU-2 C-1, located on Palomas Ave., NE between Wyoming Blvd., NE, and Barstow St., NE, containing approximately .9 acre. (D-19)  
Staff Planner: Maggie Gould

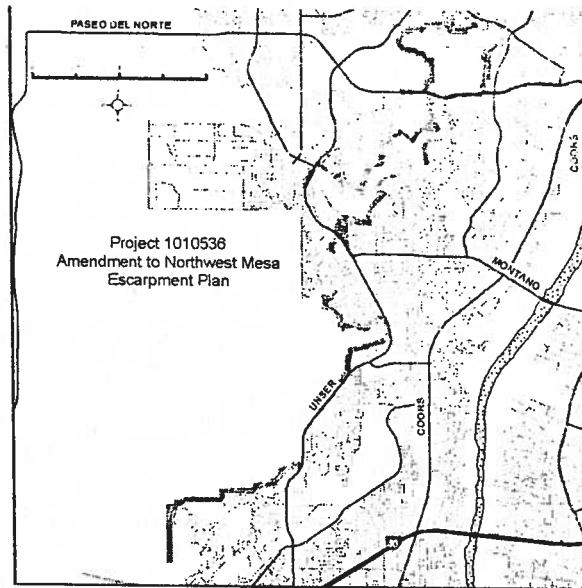
**Project# 1010550**

16EPC-40040 Site Development Plan for  
Building Permit

Colin Bott, agent for Starbucks Coffee Co., requests the above action for all or a portion of Tract A-1, Redivision of Tract A (Now comprising Tracts A1 & A2), Los Pastores Shopping Center, excluding southwesterly portion & portion out to right-of-way, zoned C-2 (SC), located on Montgomery Blvd., between Wyoming Blvd., and Pennsylvania NE., containing approximately 1.2 acres. (F-19) Staff Planner: Vicente Quevedo

**Project# 1010536**  
16EPC-40038 Text Amendment to Sector  
Development Plan

Consensus Planning, agent for Pulte Group, requests the  
above action for the Northwest Mesa Escarpment Plan. Staff  
Planner: Maggie Gould



Details of these applications may be examined at the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street NW, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call 924-3860. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should call 924-3860.

Karen Hudson, Chair  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AUGUST 17, 2016.**

APPROVED

  
Kym Dicome

Urban Design & Development  
Planning Department



NONE

ENVIRONMENTAL PLANNING COMMISSION  
SIGN-IN SHEET

AGENDA ITEM NO: 4      DATE: September 8, 2016

CASE: 1004428 16EPC-40037 – Dennis Chavez Blvd SW

*applicant*

PLEASE PRINT CLEARLY

<p>1. Name: <u>Jim Strozic</u></p> <p>Address: <u>302 8th Street NW</u></p> <p><u>ABQ</u>                      <u>NM</u>                      <u>87102</u></p> <p>City                                      State                                      Zip</p>	<p>6. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>
<p>2. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>	<p>7. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>
<p>3. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>	<p>8. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>
<p>4. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>	<p>9. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>
<p>5. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>	<p>10. Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>City                                      State                                      Zip</p>

Note: Your contact information will be kept confidential. It will only be used for the purpose of mailing out Notice of Decision.



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ASSOCIATION INC  
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ALBUQ

NIXIE 87101 09/03/2016

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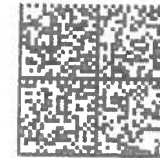
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ANDERSON HILLS LLC  
8910 ADAMS ST NE  
ALBUQUERQUE NM 87113

NIXIE 87101 09/03/2016

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ANDERSON HILLS HOMEOWNERS  
ASSOCIATION INC  
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ALBUQL

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PO BOX 10251  
ALBUQUERQUE NM 87184

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MANUAL PROC REQ \*0768-05256-17-38

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