

# CITY of ALBUQUERQUE

## TWENTY FIRST COUNCIL

COUNCIL BILL NO. O-15-37 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Klarissa J. Peña, by request

### 1 ORDINANCE

2 ANNEXATION, 14EPC-40059 / 14EPC-40060, ANNEXING 1.37 ACRES, MORE  
3 OR LESS, LOCATED IN MRGCD MAP 42, TRACTS 148A1B, 147B1,  
4 147B2A,148A1A1A1A1, LOCATED ON BRIDGE BOULEVARD BETWEEN  
5 ANTHONY LANE AND PEAR ROAD AMENDING THE ZONE MAP TO ESTABLISH  
6 O-1 ZONING.

7 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
8 ALBUQUERQUE:

9 Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area  
10 annexed hereby presented a properly signed petition to annex the following  
11 territory: 1.37 acres, more or less, located on Bridge Boulevard between  
12 Anthony Lane and Pear road; and more particularly described as follows:

13 (A) MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A,148A1A1A1A1;

14 (B) All of the right-of-way adjoining the land described in A of this  
15 section to the extent it is not already in the City.

16 (C) The County of Bernalillo approved the annexation of these tracts on  
17 September 27th, 2013, pursuant to AXBC-2010-04.

18 The above-described territory is contiguous to the City of Albuquerque.

19 Section 2. ANNEXATION ACCEPTED. The area specified in Section 1  
20 above is designated Developing Urban in the Albuquerque/Bernalillo County  
21 Comprehensive Plan, which makes it suitable for annexation. Furthermore, the  
22 petition for annexation meets the requirements of Resolution 54-1990 (City's  
23 Annexation Policy). Therefore, the area specified in Section 1 above is hereby  
24 annexed.

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1       Section 3.   **FINDINGS ACCEPTED.**   The following annexation findings are  
2 adopted by the Council:

3       1. This is a request for the annexation for MRGCD MAP 42, tracts 148A1B,  
4 147B1, 147B2A,148A1A1A1A1 located Bridge Boulevard between Anthony  
5 Lane and Pear Road and containing approximately 1.37 acres.

6       2. The applicant would like to annex the subject site into the City in order to  
7 consolidate the subject site with an adjacent parcel and expand the existing  
8 Catholic Charities campus.

9       3. This request was approved by the Bernalillo County Commission in  
10 September of 2013 (AXBC-201330001).

11       4. The Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area  
12 Plan and the City of Albuquerque Zoning Code are incorporated herein by  
13 reference and made part of the record for all purposes.

14       5. The subject site is within the Semi Urban Urban Area of the  
15 Comprehensive Plan. The request is in general compliance with the following  
16 applicable goals and policies of the Comprehensive Plan:

17   Land Use Semi-Urban Area

18   The proposed zone will allow development that is compatible with the economic  
19 policy, historical and socio cultural values of the area by allowing the expansion  
20 of an       existing facility that provides services to the local community and by  
21 allowing uses that are compatible with the existing uses and character of the  
22 area because they are of a low intensity and appropriate for the physical  
23 conditions of the area. Policies, II.B.4.a, II.B.4.b, and II.B.4.c are furthered by  
24 this request.

25   Economic Development

26   The applicant states that the expansion of the existing campus will create 25  
27 new jobs in an area of need. The 2010 Census lists the South Valley as census-  
28 designated place (CDP) with a median family income of \$32, 833.  
29 Approximately 21 % of area residents live below the poverty line. The median  
30 income city wide was \$46,979. Economic Development Policy II.C.6 is  
31 furthered by this request.

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1 Education

2 The applicant provides education and literacy training to adults through their  
3 existing programs. The annexation and proposed zoning will allow the expansion  
4 of these services. Education Policies II.B.7.a and g are furthered. Human  
5 Services

6 The goal and policy II.C.8.a: are furthered by this request because it will allow  
7 the expansion of an existing social service provider located in an area of need.  
8 The site has good transit access and is centrally located.

9 6. Goals and policies of the Southwest Area Plan are furthered.

10 The Community Involvement and Services goal is furthered by this request  
11 because the proposed zoning will allow the expansion of the existing facility  
12 that provides a variety of social services to the community. The applicant is the  
13 owner of the site and intends to proceed with this expansion.

14 The applicant is a private provider of social services, including housing,  
15 education and legal consultation, to a wide variety of people. The request will  
16 allow the expansion of private services within walking distance of existing  
17 public and private services. Policy 36 is furthered by this request.

18 7. The applicant has justified the Annexation request pursuant to R-54-1990  
19 as follows:

20 (A) Areas which are designated by the Albuquerque/Bernalillo County  
21 Comprehensive Plan as Central Urban, Established Urban, and Developing Urban  
22 are particularly appropriate for the range of urban services which the city can  
23 provide, and annexation of such areas into the city is desired and encouraged.  
24 More specifically, annexation of areas planned to be urban intensity of  
25 development will be approved when the following policies are met, unless the  
26 city concludes that the anticipated delay in provision of city services is so far  
27 into the future as to be speculative and therefore an unreasonable basis to  
28 provide for annexation:

29 (1) Compliance with city policy regarding land dedication for public  
30 facilities is assured;

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1           (2) The applicant shall agree in writing to timing of capital expenditures  
2 for necessary major streets, water, sanitary sewer, and storm-water-handling  
3 facilities:

4       Although the site is within the Semi-urban area, there site has full access to  
5 urban services; staff agrees that there should be no expenditures from the city  
6 for this request.

7       (a) The timing to be per a written city statement of intent as to when it or  
8 another public body will be able to provide such capital facilities, such city  
9 statement to be issued.

10       The site has full access to urban services; staff agrees that there should be no  
11 expenditures from the city for this request.

12           (b) The timing to remain indefinite but a substantial number of years  
13 in the future, based on a written city statement, made prior to annexation, that  
14 it will provide the facilities but no timing can be assured; and/or  
15 The site has full access to urban services, staff agrees that there should be no  
16 expenditures from the city for this request.

17           (c) A commitment by the land owner that he or his successors in  
18 interest will, in a manner that satisfies city standards, install and pay for such  
19 facilities or cause them to be installed and paid.  
20 The site has full access to urban services; staff agrees that there should be no  
21 expenditures from the city for this request.

22       (3) The city may decline an annexation if necessary capital  
23 expenditures fall all or partly under division (2)(b) above, and the city concludes  
24 that it would be unreasonable to make land owners wait for basic utilities and  
25 facilities as long as would probably be the case;

26       (4) Land annexed shall be to some extent contiguous to the city limits,  
27 except land owned by the city may be annexed when it is not contiguous where  
28 this is allowed by state statutes;

29       (5) Land to be annexed shall have provision for convenient street  
30 access to the city;

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1 Staff agrees that this request meets the requirements of 4 and 5 above. The  
2 subject site is contiguous to City land and has full access from a major,  
3 developed road.

4 (6) Land to be annexed shall have reasonable boundaries so that  
5 providers of public services can determine with ease where the city boundary is  
6 located and so that public services can be delivered under appropriate service  
7 extension policies at reasonable operating and capital cost to the city;

8 Staff agrees that there are existing utilities and other services at the site. The  
9 site has a clear boundary that is already registered with the County Assessor.

10 (7) City boundaries shall be established along platted lines which will  
11 make definite what the city limits are; annexation plats need not meet all  
12 requirements of a subdivision plat as specified by the Subdivision Ordinance.

13 Staff agrees that boundary lines are clear and with the re-platting action will be  
14 clear once the subject site is annexed.

15 (B) Areas which are designated by the Albuquerque/Bernalillo County  
16 Comprehensive Plan as Reserve are appropriate for annexation if they meet the  
17 guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to  
18 create high quality, mixed use, largely self-sufficient planned communities. More  
19 specifically, such areas will be approved when the following policies are met:

20 (1) The policies stated in the subsections of division (A) above; and

21 (2) Applications are accompanied or preceded by satisfactory plans for  
22 each community proposed.

23 The subject site is within the boundaries of the Semi-Urban area, not the reserve  
24 area.

25 (C) Areas which are designated by the Albuquerque/Bernalillo County  
26 Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation  
27 where the policies of the Semi-Urban and Rural Areas sections of the Plan are  
28 furthered or where the general public welfare clearly is better served by  
29 annexation. Zoning appropriate for a low intensity area, as indicated by the  
30 Comprehensive Plan, will be assigned. More specifically, annexation in areas

planned to be less than urban intensity of development will be approved when the following policies are met:

(1) The policies stated in the paragraphs of division (A) above; The proposed O-1 zone will allow low intensity development that is compatible with the existing development. The O-1 zone is mapped in many places in the City adjacent to R-1, single family development and is general considered by the Planning Department to be a low intensity zone.

(2) Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the city will not annex such land unless it:

(a) Has at least 10% of its boundary contiguous to the city boundary; or The subject site is directly adjacent to city property along its entire eastern boundary.

(b) Does not create an arm of the city's incorporate area which is at any point less than 1,000 feet wide.

The parcel is approximately 260 feet wide; this is same length as the existing city parcel to the east. In section 2(a) above, the parcel meets the criteria of adjacency and so does not have to meet this requirement also.

(3) Barring exceptional conditions, the city will not annex land on one side of a public street without also annexing the land on the other side of the street; and

(4) Land shall not be annexed unless appropriate city zone categories are available for regulation of development in accord with planned and appropriate land development patterns.

The City land in the area is south of Bridge Blvd, these parcels add to the existing 30 acres of City land on the south side of the street. The north side of the street is an existing alfalfa field. The O-1 zoning is appropriate for the subject site because it will be the same as the adjacent property to the east and will contain uses that allow low intensity development that complements the exiting development patterns. This satisfies the requirement of 3 and 4 above.

(D) Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:

(1) The policies stated in the paragraphs of division (A) above;

(2) The Environmental Planning Commission and the City Council find that the area to be annexed:

(a) Is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or

(b) Is a city-owned park of open space.

(3) The long term benefits to the city from the proposed annexation are deemed to outweigh city costs; and

(4) The subject property owner's reasons for desiring annexation demonstrate a net benefit to the city and to the public welfare if the annexation is approved.

The property is within Bernalillo County, Section D does not apply.

(E) The city may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:

(1) That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the city upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available; or

(2) That city-owned land used for a public purpose is being annexed to better facilitate that use.

The policies in Section A are generally met.

8. No infrastructure or dedication of land is needed to support this annexation.

9. A replat may be required before a building permit can issued for the site.

10. The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighbors and

the Westside Coalition of Neighbors were notified. Property owners within 100 feet of the site were also notified of the EPC hearing.

Section 4. ZONE MAP AMENDED. The request for O-1 zoning is justified per Resolution 270-1980 because the request furthers policies found in the Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan and the City of Albuquerque Zoning Code. Therefore, the zone map adopted by The O-1 zone is established for the area specified in Section 1 above.

Section 5. FINDINGS ACCEPTED. The following zone map amendment findings shall be adopted by the Council:

1. This is a request for a zone map amendment/establishment of zoning for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located Bridge Boulevard between Anthony Lane and Pear Road and containing approximately 1.37 acres from C-N, Bernalillo County Neighborhood Commercial, to O-1 office and institutional zone in the City of Albuquerque.

2. The annexation was approved by Bernalillo County in September of 2013 (AXBC-20130001).

3. The Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area 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 Semi Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use Semi-Urban Area

The proposed zone will allow development that is compatible with the economic policy, historical and socio cultural values of the area by allowing the expansion of an existing facility that provides services to the local community and by allowing uses that are compatible with the existing uses and character of the area because they are of a low intensity and appropriate for the physical conditions of the area. Policies, II.B.4.a, II.B.4.b, and II.B.4.c are furthered by this request.

Economic Development

1 The applicant states that the expansion of the existing campus will create 25  
2 new jobs in an area of need. The 2010 Census lists the South Valley as census-  
3 designated place (CDP) with a median family income of \$32, 833.  
4 Approximately 21 % of area residents live below the poverty line. The median  
5 income city wide was \$46,979. Economic Development Policy II.C.6 is  
6 furthered by this request.

#### 7 Education

8 The applicant provides education and literacy training to adults through their  
9 existing programs. The annexation and proposed zoning will allow the expansion  
10 of these services. Education Policies II.B.7.a and g are furthered. Human  
11 Services

12 The goal and policy II.C.8.a: are furthered by this request because it will allow  
13 the expansion of an existing social service provider located in an area of need.  
14 The site has good transit access and is centrally located.

15 5. Goals and policies of the Southwest Area Plan are furthered.

16 The Community Involvement and Services goal is furthered by this request  
17 because the proposed zoning will allow the expansion of the existing facility  
18 that provides a variety of social services to the community. The applicant is the  
19 owner of the site and intends to proceed with this expansion.

20 The applicant is a private provider of social services, including housing,  
21 education and legal consultation, to a wide variety of people. The request will  
22 allow the expansion of private services within walking distance of existing  
23 public and private services. Policy 36 is furthered by this request.

24 6. The applicant has justified this request pursuant to R-270-1980 as follows:

25 A. Staff agrees that request is consistent with health, safety, morals and  
26 general welfare of the City. None of the uses allowed in the proposed zone  
27 would be considered harmful and the expansion of services allowed by the new  
28 zone will benefit the community.

29 B. The proposed zone is the same as the adjacent parcel to the east. The uses  
30 in the proposed zone are similar, but slightly more restrictive that what is

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1 currently allowed. The type of development allowed will be compatible with the  
2 existing development in terms of height, uses and scale.

3 C. The applicant states that requested zoning will provide needed educational  
4 and social services and economic development by allowing the expansion of an  
5 existing, compatible use in the area. The zoning will be consistent with adjacent  
6 property,

7 The applicant refers to Semi Urban area goal and policies a,b and c. and the  
8 Education, Human Services and the Community Identity goals. The applicant  
9 also cites the Community Involvement and Services goal and policy 37 of the  
10 Southwest Area Plan. Staff believes that Economic Development Policy II.C.6,,  
11 Education Policy II.C.7.a and Policy II.C.7.g, Human Services Goal and Policy  
12 II.C.8.a are also relevant.

13 Refer to policy analysis for more in depth discussion.

14 D. The applicant states that the proposed zoning will be more advantageous to  
15 the community as articulated in the applicable plans and policies because it will  
16 allow the expansion of a use that benefits the community by providing needed  
17 services.

18 E. Staff agrees that the uses in the O-1 will not be harmful to community. The  
19 allowed uses are generally considered to be low intensity and compatible with  
20 residential development.

21 F. Staff agrees that the site has access to a full range of urban services and  
22 should not require any additional resources from the City.

23 G. The applicant is the owner of the site and the expansion of the existing use  
24 on the adjacent site will benefit the community. The applicant has justified this  
25 request using the applicable goals and policies and has not referenced the cost  
26 of land.

27 H. The applicant has justified this request using applicable plans and policies.  
28 The location is appropriate for the propped zone.

29 I. There is similar zoning to the east and similar use. This is not a spot zone.

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1 J. The request will add to the existing O-1 zoned property, the uses in the O-1  
2 zone are not very different from the existing C-N zone, the request will still  
3 allow low intensity development.

4 7. The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of  
5 Neighborhood Associations, Southwest Alliance of Neighbors and the Westside  
6 Coalition of Neighbors were notified. Property owners within 100 feet of the  
7 site were also notified of the EPC hearing.

8 Section 6. SEVERABILITY CLAUSE If any section, paragraph, sentence,  
9 clause, word or phrase of this ordinance is for any reason held to be invalid or  
10 unenforceable by any court of competent jurisdiction, such decision shall not  
11 affect the validity of the remaining provisions of this ordinance. The Council  
12 hereby declares that it would have passed this ordinance and each section,  
13 paragraph, sentence, clause, word or phrase thereof irrespective of any  
14 provisions being declared unconstitutional or otherwise invalid.

15 Section 7. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take  
16 effect five days after publication by title and general summary and when a plat  
17 of the territory hereby annexed is filed in the office of the County Clerk.

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# CITY OF ALBUQUERQUE

## Albuquerque, New Mexico

### Office of the Mayor

Mayor Richard J. Berry

#### INTER-OFFICE MEMORANDUM

November 6, 2014

**TO:** Rey Garduño, President, City Council

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

**SUBJECT:**

**Project #1010208 – 14EPC 40059- – ANNEXATION and 14EPC 40060 ESTABLISHMENT OF ZONING - The Environmental Planning Commission (EPC) RECOMMENDS APPROVAL** to the City Council for all or a portion of MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1, zoned C-N and R-1 to O-1, located on Bridge Boulevard between Anthony Lane and Pear Road, containing approximately 1.37 acres. (L-12) Maggie Gould, Staff Planner

EPC Action: At the October 9<sup>th</sup>, 2014 regular public hearing of the Environmental Planning Commission the EPC voted to send a recommendation of Approval to the this City Council. The EPC discussed the benefits of allowing the expansion of services at the current Catholic Charities site and the conformance with annexation and zoning criteria and concluded that the requests merited a recommendation of Approval.

Request: This is a dual request for annexation and establishment of O-1 zoning for the subject site, approximately 1.37-acres located on Bridge Boulevard between Anthony Lane and Pear Road. The site contains one single family house, on the front two tracts; the rest of the site is vacant. The subject site is designated Semi-Rural in the Comprehensive Plan and is currently zoned C-N, Bernalillo County Neighborhood Commercial and Bernalillo County R-1. The applicant requests the annexation and establishment of O-1, Office and Institutional zoning upon entering the City of Albuquerque's jurisdiction

Overview: The subject site is located within the boundaries of the Southwest Area Plan. The subject site contains one single family house adjacent to Bridge Boulevard; the rest of the site is vacant. The subject site is surrounded by single family housing to the south and west and an alfalfa field and single family housing to the north. The western border of the site is the Atrisco acequia. The lot to the east contains the existing Catholic Charities offices. There are two other social service providers located to the east of the site; one for adults with disabilities and the other the Bernalillo



County Housing Department. The applicant proposes to expand the existing Catholic Charities offices to the east in order to offer additional services that will add to the services available. This is often a benefit for the people using those services because they do not have to travel to access multiple service providers.

The subject site is located within the boundaries of the Southwest Area Plan.

The proposed zoning will be compatible with the existing development and will not cause more traffic or noise than would be allowed under the existing zone.


The annexation will allow the expansion of the existing Catholic Charities offices adjacent to the subject site.

In September of 2013 the Board of County Commissioners of Bernalillo County reviewed and approved annexation of the property into the City of Albuquerque – BCC case #AXBC 2013-0001. The County notification of decision and agency comments are included in the staff report. The Environmental Planning Commission (EPC) heard the request on October 9<sup>th</sup>, 2014 and recommends approval of the annexation and establishment of O-1 zoning in accordance with policies in the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan

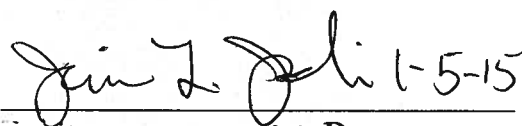
The annexation request meets all technical requirements of the City's annexation policies (R-54-1990), and the zoning request meets all requirements of the City's policies for zone map change applications (R-270-1980). The accompanying draft ordinance and the annexation request are being forwarded to the City Council for consideration and approval. The Administration and the Planning Department support the Planning Commission's recommendation.

**Title/ Subject of Legislation: Project #1010208 – The Environmental Planning Commission forwards approval of 14EPC-40059 ANNEXATION & 14EPC-40060 ESTABLISHMENT OF ZONING.**

**Approved:**

  
\_\_\_\_\_  
Robert J. Perry      Date  
Chief Administrative Officer      1/13/15

**Approved as to Legal Form:**

  
\_\_\_\_\_  
Jessica L. Jacobi      Date  
City Attorney (Interim)      1-5-15

**Recommended:**

  
\_\_\_\_\_  
Suzanne Lubar      Date  
Planning Department Director      11/7/14

## **Cover Analysis**

**(Project #1010208/14EPC-40059 – 14EPC-40060)**

**1. What is it?**

This is a request for Annexation and Establishment of O-1 zoning for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located on Bridge Blvd. between Anthony Lane and Pear Road, containing approximately 1.4 acres. It is adjacent to City jurisdiction and has existing access to services, roads and other urban infrastructure.

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

This legislation will approve the Annexation of the subject site and Establishment of O-1 zoning as recommended by the Environmental Planning Commission on October 9<sup>th</sup> 2014.

**3. Why is this legislation needed?**

Annexation of the subject site will allow the applicant to combine this site with the adjacent property to the east. This will allow the construction of a new campus for the Catholic Charities Foundation that will provide expanded services for the area. Thus, the legislation is more advantageous to the community based on applicable policies found in the Comprehensive Plan and the Southwest Area Plan.

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

The applicant is responsible for any development costs related to this site. A Fiscal Impact Analysis is attached.

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

This is not applicable.

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

The subject site will remain in the unincorporated County jurisdiction and the new construction and expansion of services will not take place.

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

This is not applicable.

# FISCAL IMPACT ANALYSIS

TITLE: Annexation and Establishment of Zoning for MRGCD MAP 42, tracts 148A1B, R: 147B1, 147B2A, 148A1A1A1A1, located on Bridge Blvd. between Pear Rd. and Anthony Lane. O: 110  
DEPT: 4926000

- ☒ [ X ] 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:

|                                     | 2015 | Fiscal Years<br>2016 | 2017 | Total |
|-------------------------------------|------|----------------------|------|-------|
| Base Salary/Wages                   |      |                      |      | -     |
| Fringe Benefits at                  | -    | -                    | -    | -     |
| Subtotal Personnel                  | -    | -                    | -    | -     |
| Operating Expenses                  |      |                      |      | -     |
| Property                            |      |                      | -    | -     |
| Indirect Costs 21.50%               | -    |                      |      | -     |
| Total Expenses                      | \$ - | \$ -                 | \$ - | \$ -  |
| [ ] Estimated revenues not affected |      |                      |      |       |
| [x ] Estimated revenue impact       |      |                      |      |       |
| Amount of Grant                     | -    |                      |      | -     |
| City Cash Match                     | -    | -                    | -    | -     |
| City Inkind Match                   | -    | -                    | -    | -     |
| City IDOH *21.5%                    | -    |                      |      | -     |
| Total Revenue                       | \$ - | \$ -                 | \$ - | \$ -  |

These estimates do not include any adjustment for inflation.

\* Range if not easily quantifiable.

Number of Positions created 0

**COMMENTS:** This is a request for annexation and establishment of the O-1 zone for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1, located on Bridge Blvd. between Pear Rd. and Anthony Lane. The site has full access to existing City services and City infrastructure. No additional outlay of capital will be required by the City. The applicant will be responsible for any site improvements.

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

The annexation and establishment of zoning will will have no fiscal impact on the City of Albuquerque.

### PREPARED BY:

Maggie Gould, Planner

### APPROVED:

*Suzanne Lubar* 11/7/14  
DIRECTOR (date)  
Suzanne Lubar

### REVIEWED BY:

*Dee Dickson* 11/18/14  
EXECUTIVE BUDGET ANALYST (date)  
Dee Dickson

*Gerald E. Romero* 11-18-14  
BUDGET OFFICER (date)  
Gerald E. Romero

*Jacques B. Blair* 11/19/14  
CITY ECONOMIST (date)  
Jacques B. Blair

**TABLE OF CONTENTS**  
**Project #1010208**  
**14EPC-40059 – ANNEXATION**  
**14EPC-40060 – ESTABLISH ZONING**

|  | <u>PAGE(S)</u> |
|--|----------------|
| EPC STAFF REPORT, October 2014 .....   | 1- 82          |
| EPC OFFICIAL NOTIFICATION OF DECISION, October 2014 .....                      | 83 - 95        |
| EPC MINUTES, October 2014 .....  | 96 - 114       |
| BOARD OF COUNTY COMMISSIONERS NOTIFICATION OF DECISION, SEPTEMBER<br>2013..... | 115 - 116      |
| ADDITIONAL INFORMATION.....  | 117 - 184      |



## ***Environmental Planning Commission***

**Agenda Number: 05  
Project Number: 1010208  
Case #: 14EPC-40059, 40060  
October, 9th, 2014**

### ***Staff Report***

|                          |   |
|--------------------------|---|
| <b>Agent</b>             | Angela Benson, DSA Architects                         |
| <b>Applicant</b>         | Catholic Charities Foundation                         |
| <b>Request</b>           | <b>Annexation and Establishment of Zoning</b>         |
| <b>Legal Description</b> | MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1 |
| <b>Location</b>          | Bridge Boulevard between Anthony Lane and Pear Road   |
| <b>Size</b>              | 1.37 acres  |
| <b>Existing Zoning</b>   | Bernalillo County C-N                                 |
| <b>Proposed Zoning</b>   | O-1   |

### ***Staff Recommendation***

*A recommendation to City Council of APPROVAL of 14EPC-40059, Annexation, based on the Findings beginning on Page 13 and subject to the Conditions of Approval beginning on Page 18.*

*A recommendation to City Council of APPROVAL of 14EPC -40060, establishment of zoning, based on the Findings beginning on Page #, and subject to the Conditions of Approval beginning on Page 18.*

***Staff Planner  
Maggie Gould, Planner***

### ***Summary of Analysis***

This is a request for annexation and establishment of zoning for 1.37 acre parcel located outside the City limits in Bernalillo county. The site is zoned C-N, Bernalillo County Neighborhood Commercial, the applicant is requesting the O-1, Office and Institutional zone in the City Zoning Code. The applicant has justified the annexation request because the site contiguous to City land, has access to existing city services and a developed roadway network and will not require unprogrammed capital outlay on the part of the city.

The applicant has justified the proposed zone as being more advantageous because it will allow the expansion of a needed community service and will be a low intensity zone and compatible with the surrounding development.

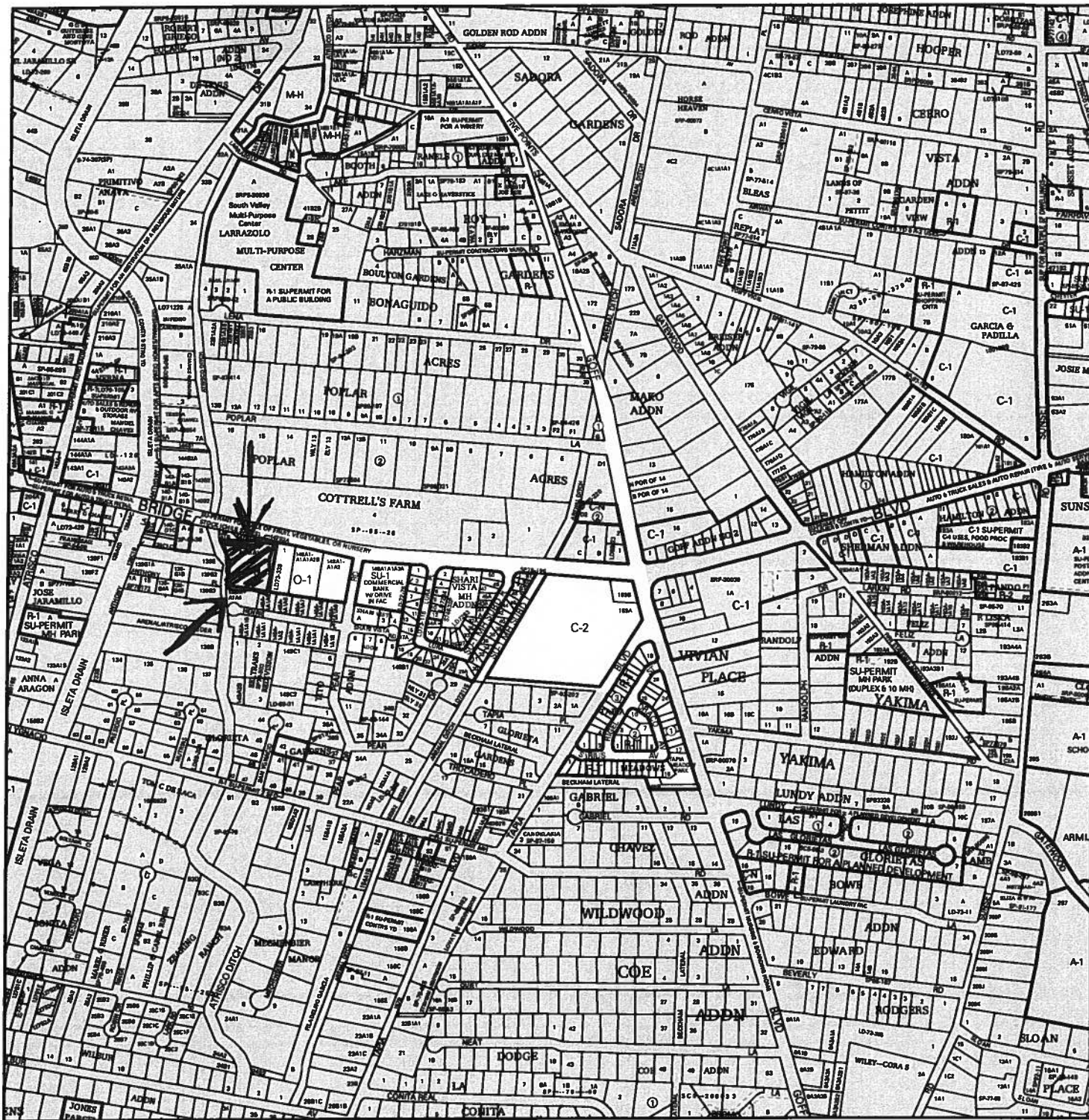
The request will allow the expansion of the existing Catholic Charities offices.

Affected neighborhoods and property owners within 100 were notified. The neighborhood associations were offered a facilitated meeting. They declined because there were no concerns regarding the requests. Staff had not received any public comment. There is no known opposition. Staff is recommending approval of both requests.

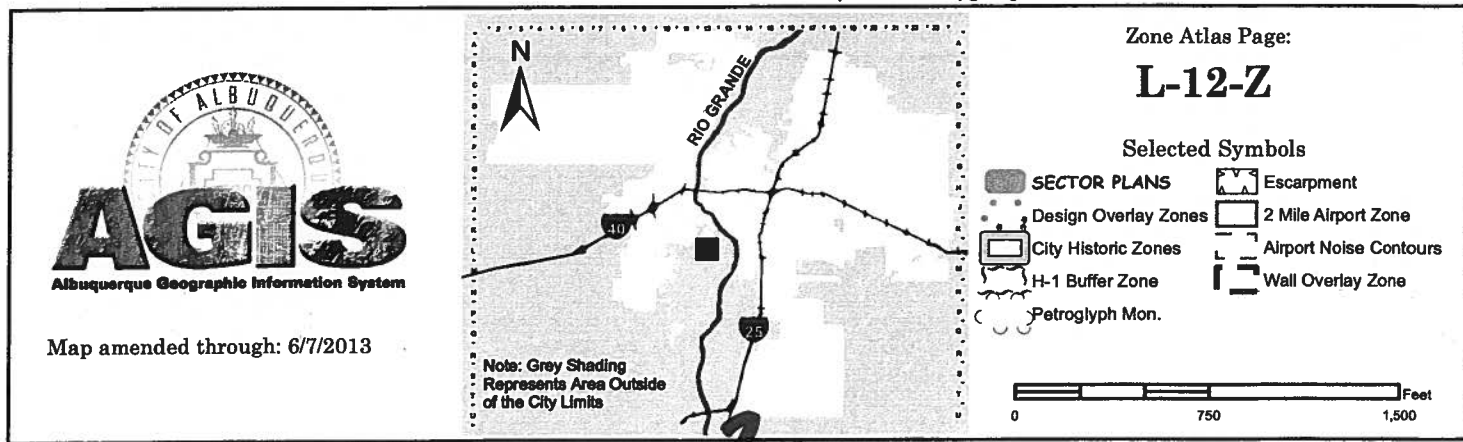


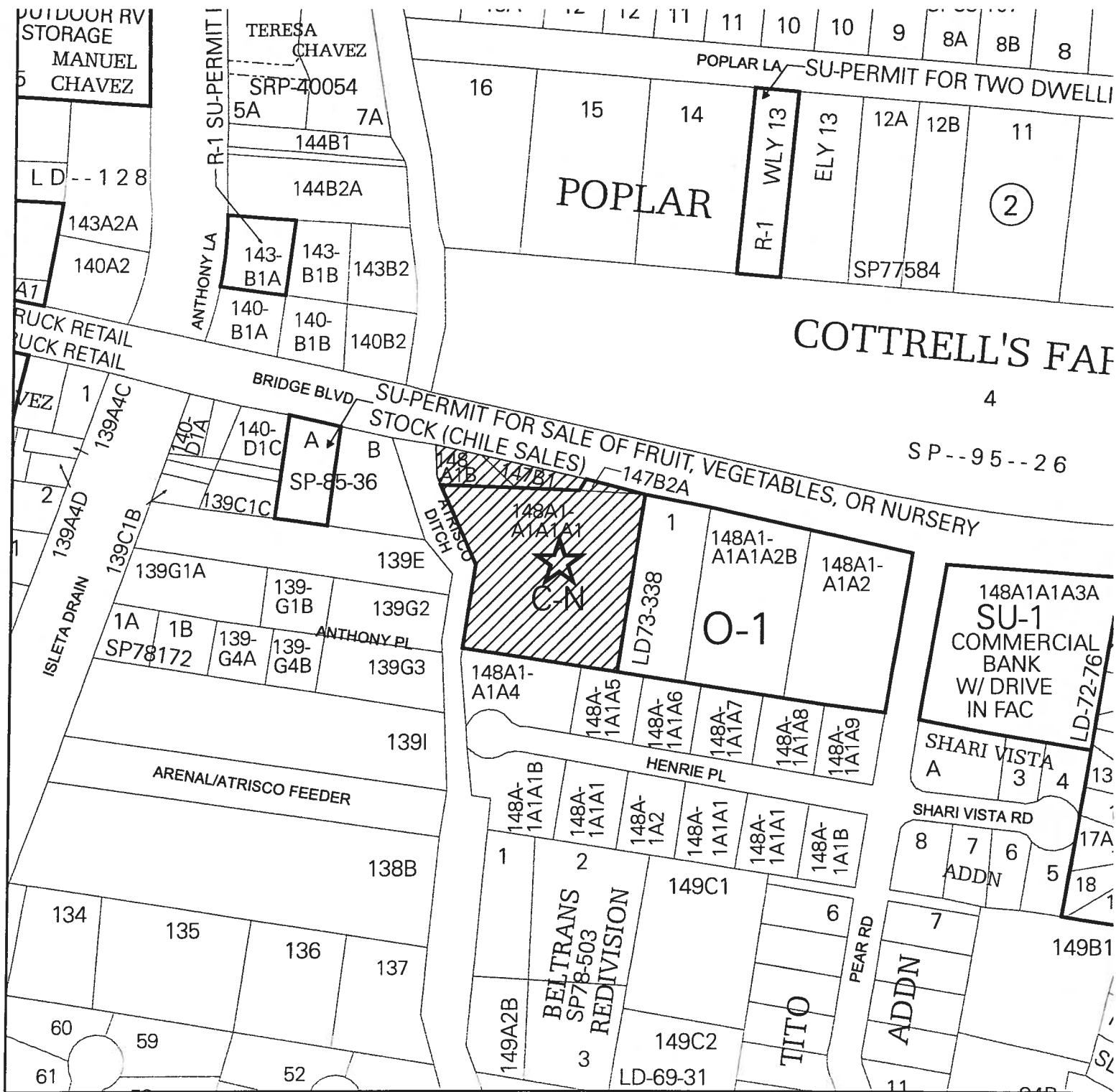
City Departments and other interested agencies reviewed this application from 09-02-14 to 09-12-14  
Agency comments used in the preparation of this report begin on Page #.





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





## ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:

1010208

Hearing Date:

10-9-2014

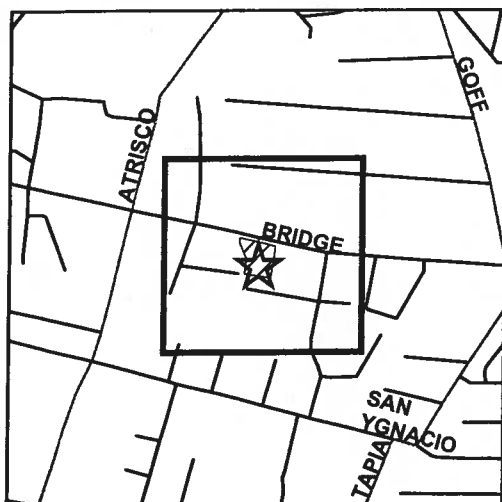
Zone Map Page: I-12

Additional Case Numbers:

14EPC 40059 & 40060

3





## 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 = 200 feet

Project Number:  
1010208

Hearing Date:  
10-9-2014

Zone Map Page: I-12  
Additional Case Numbers:  
14EPC 40059 & 40060

SU-69-67

CRM-86-11

POPLAR LA

ANTHONY LA

Z-78-59

CSU-70-7

DRB-

CZ-88-15

CSU-89-33

ISLETA DRAIN

ANTHONY PL

ARENAL/ATRISCO FEEDER

ATRISCO DITCH

CZ-78-15



BRIDGE BLVD

Z-1480

Z-70-15

ZA-76-43

Z-76-15

Z-1517

Z-74-4

AX-79

AX-89

Z-1480

Z-1426

S-1396

SHARI VISTA RD

HENRIE PL

PEAR RD

## HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:

1010208

Hearing Date:

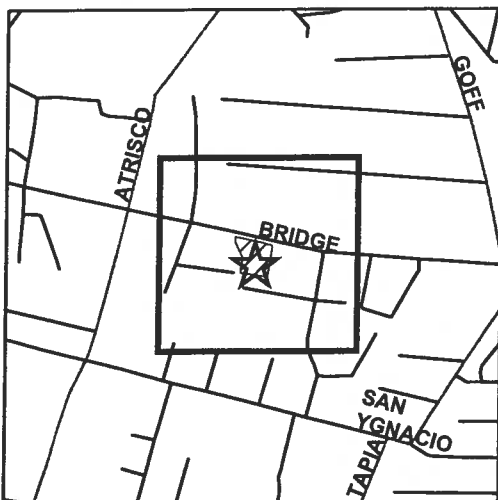
10-9-2014

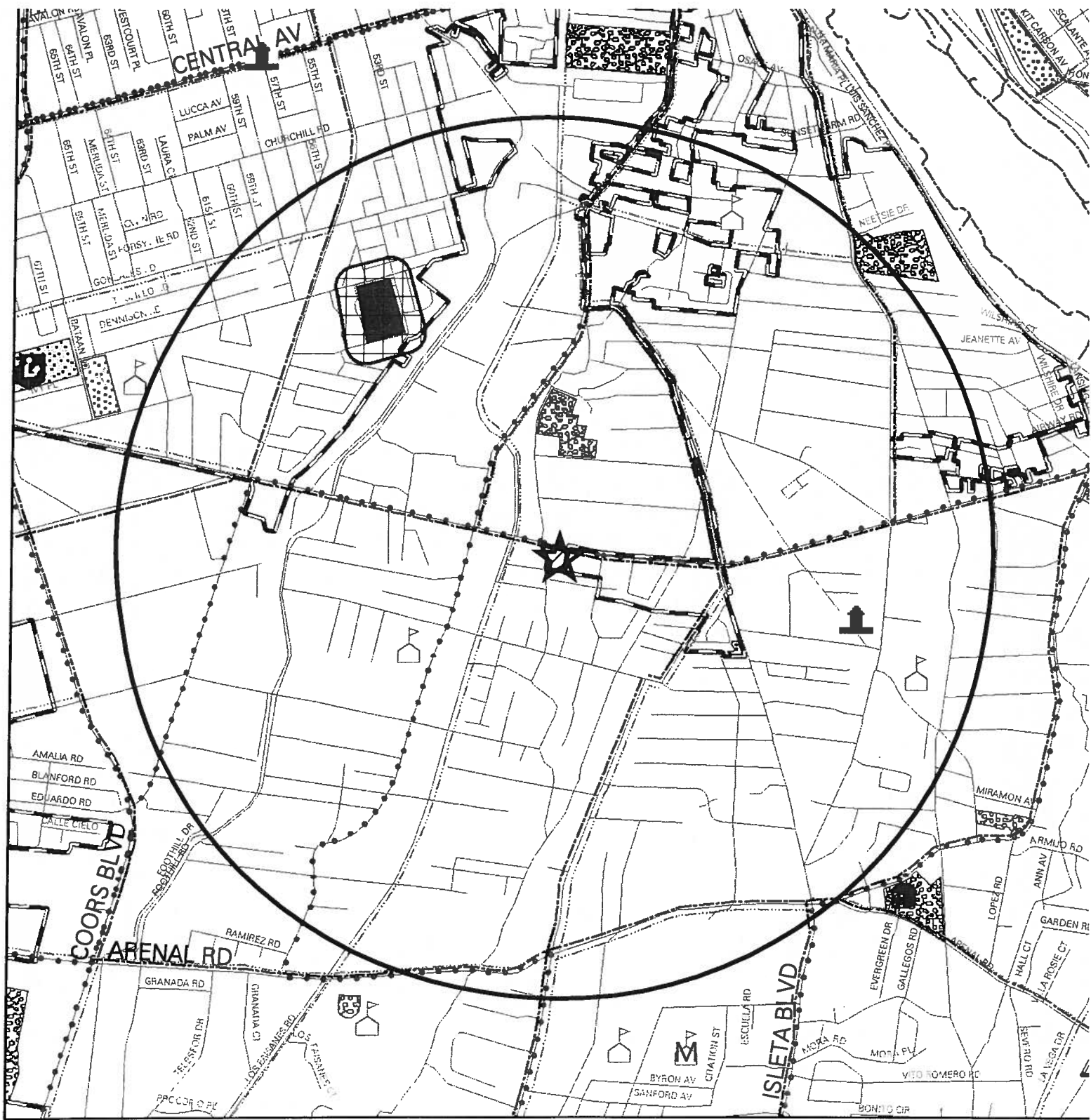
Zone Map Page: I-12

Additional Case Numbers:

14EPC 40059 & 40060

5





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: 1010208

6

0

0.5

1

Miles



## **I. AREA CHARACTERISTICS AND ZONING HISTORY**

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

|              | <b>Zoning</b>                             | <b>Comprehensive Plan Area;<br/>Applicable Rank II &amp; III Plans</b> | <b>Land Use</b>                   |
|--------------|---|--|-----------------------------------|
| <b>Site</b>  | R-1, C-N( County Neighborhood Commercial) | Semi Urban, Southwest Area Plan  | Vacant/ single family             |
| <b>North</b> | R-1                                       | Established Urban, Southwest Area Plan                                 | Agricultural , Single Family      |
| <b>South</b> | R-1                                       | Semi Urban, Southwest Area Plan  | Single Family                     |
| <b>East</b>  | O-1, SU-1 Commercial Bank with Drive thru | Semi Urban, Southwest Area Plan  | Commercial, Public Institutional, |
| <b>West</b>  | R-1                                       | Semi Urban, Southwest Area Plan  | Single Family                     |

## **II. INTRODUCTION**

### **Proposal**

The applicant proposes to annex three parcels, comprising 1.37 acres into the City and establish the O-1 zone, as described in the zoning code on the site. The applicant owns the site to the east and would like to expand; this request will allow that expansion. The O-1 one zone is low intensity zone and will the expansion of the existing use and still be compatible with the surrounding residential area.

### **EPC Role**

This is a quasi-judicial matter. The City Council will make the final decision on the request.

### **History/Background**

The proposed annexation was approved by the Bernalillo County Commission in September of 2013 (AXBC-20130001). The approval of the zoning is also contingent upon the approval of the annexation.

### **Context**

The subject site contains one single family house adjacent to Bridge Boulevard; the rest of the site is vacant. There is single family housing to the south and west and an alfalfa field and housing to the north. The western border of the site is the Atrisco acequia. The lot to the east contains the existing Catholic Charities offices. There are two other social service providers to the east, one for adults with disabilities and the Bernalillo County Housing Department. The

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applicant proposes to expand the existing offices to the east and offer additional services that will add to the collection of services available. This is often a benefit for the people using those services because they do not have to travel to access multiple service providers.

The proposed zoning will be compatible with the existing development and will not cause any additional traffic or noise than would be allowed under the existing zone.

***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 Long Range Roadway System designates Bridge Boulevard as a Principal Arterial.

***Comprehensive Plan Corridor Designation***

Bridge is an Enhanced Transit Corridor.

***Trails/Bikeways***

There is a designated bike lane along Bridge.

***Transit***

The number 54 Bridge/Westgate route runs along Bridge in front of the site. There is a west bound stop just across Anthony Lane, to the west of the site. There are east bound stops on the north side of Bridge, 300 and 700 feet from the site.

***Public Facilities/Community Services***

Refer to the Public Facilities Map in the packet.

***III. ANALYSIS***

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

***Albuquerque Comprehensive Zoning Code***

The majority of the subject site is currently zoned C-N, Bernalillo County Neighborhood Commercial. This zone allows R-1 permissive uses and a variety of retail and service uses including beauty shop, hardware store, bank, church, office, medical clinic, restaurant, greenhouse, gas station with up to 6 pumps and feed store with enclosed outdoor storage.

The two small parcels on the northwest corner are zoned R-1, Residential single family.

The site is also subject to the design requirements of the Bridge Boulevard Corridor plan. The plan requires a specific color palette, wall articulation and contains standards for site design, lighting and signage. The plan was not adopted by the City and will not apply to the site if the request is approved.

The O-1 zone allows office, service and institutional uses and limited dwelling units. Dwelling units, houses, townhouses or apartment are allowed permissively on up to 25% of a premise in the

O-1 zone, 60 % conditionally. A restaurant, personal service shop or similar incidental use is allowed in conjunction with an office building provided that that use takes up no more than 10% of the building and is primarily for the use of the occupants of the building. Buildings of up to 26 feet are allowed at any location in the O-1 zone; additional height is allowed provided it does not exceed a 45 degree angle plane drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right of way centerline.

The O-1 zone has fewer permissive uses; the major differences in uses would be that the existing C-N zone allows a gas station with up to 6 pumps. The C-N zone allows a height over 26 feet, but requires that height not exceed 45 degree angle from the horizontal from the ground level of land zoned A-1, A-2, R-1, or M-H, which is unimproved or is improved with a conforming Permissive Use.

### ***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 Semi-Urban by the Comprehensive Plan with a Goal to “maintain the character and identity of the Semi-Urban areas which have environmental, social or cultural conditions limiting urban land uses..”

Applicable policies include:

Policy II.B.4.a : Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

***The proposed zone will allow development that is consistent with the existing development. The zoning will be the same zoning that is on the property to the east and will allow uses that are compatible with the existing residential uses to the south and west of the site. Policy II.B.4.a is furthered.***

Policy II.B.4.b : Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

***The proposed zone will allow development that is compatible with the economic policy, historical and socio cultural values of the area by allowing the expansion of any existing facility that provides services to the local community and by allowing uses that are compatible with the existing uses and character of the area because they are of a low intensity. Policy II.B.4.b is furthered.***

Policy II.B.4.c : The following policies shall govern industrial and commercial development in Semi-Urban areas:

- Neighborhood-scale rather than regional-scale commercial centers are appropriate.
- Strip commercial development is discouraged in favor of clustered commercial development.

- Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.
- Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.

***The proposed zone will allow the development of buildings that are not more than 26 feet in height within 85 feet of a lot zoned for residential uses; this will protect the residential areas to the south and west while still allowing reasonable development that may provide some employment opportunities. The site is small and will allow a neighborhood scale development. Mineral extraction is not allowed under the proposed zone.***

Economic Development Policy II.C.6: New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

***The applicant states that the expansion of the existing campus will create 25 new jobs in an area of need. The 2010 Census lists the South Valley as census-designated place (CDP) with a median family income of \$32, 833. Approximately 21 % of area residents live below the poverty line. The median income city wide was \$46,979. Economic Development Policy II.C.6 is furthered by this request.***

Education Policy II.C.7.a: A variety of opportunities for post-secondary and adult education and training shall be supported.

Education Policy II.C.7.g: Adult literacy shall be increased.

***The applicant provides education and literacy training to adults through their existing programs. The annexation and proposed zoning will allow the expansion of these services. Policies II.B.7.a and g are furthered.***

Human Services Goal: to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the plan area.

Human Services Policy II.C.8.a: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

***The goal and policy II.C.8.a: are furthered by this request because it will allow the expansion of an existing social service provider located in an area of need. The site has good transit access and is centrally located.***

### ***Southwest Area Plan (Rank 2)***

The Southwest Area Plan was first adopted in 1988 and revised in 2001. The Plan generally encompasses properties between the Rio Puerco and I-25/Rio Grande River and Isleta Pueblo and I-40 Central Avenue ; specific boundaries are shown on page 3 in the Plan. The main purpose of the Plan is "to create a living document that will continue to encourage community involvement, including the participation of the public and private sectors and non-profit

organizations, in order to implement the various policies and action strategies". Relevant goals/policies include the following:

Community Involvement and Services Policies Goal: To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care and public and private services that contribute to the wellbeing of the community."

***The Community Involvement and Services goal is furthered by this request because the proposed zoning will allow the expansion of the existing facility that provides a variety of social services to the community. The applicant is the owner of the site and intends to proceed with this expansion.***

Policy 36: Public and Private sectors shall work together to support innovative programs that promote improved community services.

***The applicant is a private provider of social services, including housing, education and legal consultation, to a wide variety of people. The request will allow the expansion of private services within walking distance of existing public and private services. Policy 36 is furthered.***

***Resolution 54-1990 (Policies for Annexation)***

(A) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban, and Developing Urban are particularly appropriate for the range of urban services which the city can provide, and annexation of such areas into the city is desired and encouraged. More specifically, annexation of areas planned to be urban intensity of development will be approved when the following policies are met, unless the city concludes that the anticipated delay in provision of city services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

(1) Compliance with city policy regarding land dedication for public facilities is assured;

(2) The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities:

*The project is an expansion to an existing facility in the City Limits which is served by City streets, transit, sanitary sewer, and storm water facilities. All utilities are in place and are of sufficient capacity for this development. There will be no expenditures to be incurred by the City of Albuquerque.*

***Although the site is within the Semi-urban area, there site has full access to urban services; staff agrees that there should be no expenditures from the city for this request.***

(a) The timing to be per a written city statement of intent as to when it or another public body will be able to provide such capital facilities, such city statement to be issued prior to annexation; and/or

*There will be no expenditures by the city for this project.*

***The site has full access to urban services; staff agrees that there should be no expenditures from the city for this request.***



(b) The timing to remain indefinite but a substantial number of years in the future, based on a written city statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or

*There will be no expenditures by the city for this project.*

*The site has full access to urban services, staff agrees that there should be no expenditures from the city for this request.*

(c) A commitment by the land owner that he or his successors in interest will, in a manner that satisfies city standards, install and pay for such facilities or cause them to be installed and paid. *There will be no expenditures by the city for this project.*

(3) The city may decline an annexation if necessary capital expenditures fall all or partly under division (2)(b) above, and the city concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case;

(4) Land annexed shall be to some extent contiguous to the city limits, except land owned by the city may be annexed when it is not contiguous where this is allowed by state statutes;

(5) Land to be annexed shall have provision for convenient street access to the city;

*The parcels to be annexed are immediately adjacent to the developed property in the City Limits. Staff agrees that this request meets the requirements of 4 and 5 above. The subject site is contiguous to City land and has full access from a major, developed road.*

(6) Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the city boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the city; *A site plan and grading and drainage plan have already prepared, the City utilities have been located in Bridge Boulevard and will be easily brought to the property line for development. There are no additional utilities that need to be delivered, thus incurring no capital cost to the City.*

*Staff agrees that there are existing utilities and other services at the site. The site has a clear boundary that is already registered with the County Assessor.*

(7) City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance.

*With the approval of this request for annexation, the applicant intends to replat the existing two parcels into one cohesive parcel with the existing facility that is located in the City. This will satisfy the requirement for definite lines demonstrating City jurisdiction and territory.*

*Staff agrees that boundary lines are clear and with the re-platting action will be clear once the subject site is annexed.*

(B) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

- (1) The policies stated in the subsections of division (A) above; and
- (2) Applications are accompanied or preceded by satisfactory plans for each community proposed.

*The parcels being requested for Annexation are not identified as being part of the Reserve area. The subject is within the boundaries of the Semi-Urban area, not the reserve area.*

(C) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation where the policies of the Semi-Urban and Rural Areas sections of the Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for a low intensity area, as indicated by the Comprehensive Plan, will be assigned. More specifically, annexation in areas planned to be less than urban intensity of development will be approved when the following policies are met:

- (1) The policies stated in the paragraphs of division (A) above;

*The property being request for Annexation is in the Semi-Urban area of the comprehensive plan. The proposed zoning of O-1 will respect the location intensity and design of new development, existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social cultural , recreational concerns because it is compatible with the adjacent O-1 zoning and will not overburden the existing natural or built environment. Furthermore, the proposed O-1 zoning for the parcel to annexed is consistent with the O-1 zoning in place at the existing Bridge Campus site to the east and will allow for cohesive development . Further demonstrating the adherence to policies of the comprehensive plan in which the general public clearly is better served by this annexation. The proposed development is compatible with the existing commercial development contiguous to the east which includes an office building, post office, restaurant, bank and retail.*

*The proposed O-1 zone will allow low intensity development that is compatible with the existing development. The O-1 zone is mapped in many places in the City adjacent to R-1, single family development and is general considered by the Planning Department to be a low intensity zone.*

(2) Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the city will not annex such land unless it:

- (a) Has at least 10% of its boundary contiguous to the city boundary; or

*The parcels being requested for annexation are immediately adjacent to the existing city parcel and the existing facility that will be expanded by this approval. The entire length of the requested parcel is contiguous to the City boundary.*

*The subject site is directly adjacent to city property along its entire eastern boundary.*

- (b) Does not create an arm of the city's incorporate area which is at any point less than 1,000 feet wide.

*This request does not create an arm of the City area which is at any point less than 1,000 feet wide.*

*The parcel is approximately 260 feet wide; this is same length as the existing city parcel to the east. In section 2(a) above, the parcel meets the criteria of adjacency and so does not have to meet this requirement also.*

(3) Barring exceptional conditions, the city will not annex land on one side of a public street without also annexing the land on the other side of the street; and

(4) Land shall not be annexed unless appropriate city zone categories are available for regulation of development in accord with planned and appropriate land development patterns. *This request is appropriate for the requested zoning designation of O-1 which is the City zoning of the parcel being expanded and adjacent to the parcels being request. This will allow for the cohesive development of an existing use.*

*The City land in the area is south of Bridge Blvd, these parcels add to the existing 30 acres of City land on the south side of the street. The north side of the street is an existing alfalfa field. The O-1 zoning is appropriate for the subject site because it will be the same as the adjacent property to the east and will contain uses that allow low intensity development that complements the exiting development patterns. This stratifies the requirement of 3 and 4 above.*

(D) Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:

(1) The policies stated in the paragraphs of division (A) above;

(2) The Environmental Planning Commission and the City Council find that the area to be annexed:

(a) Is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or

(b) Is a city-owned park of open space.

(3) The long term benefits to the city from the proposed annexation are deemed to outweigh city costs; and

(4) The subject property owner's reasons for desiring annexation demonstrate a net benefit to the city and to the public welfare if the annexation is approved.

*The property is within Bernalillo County, Section D does not apply.*

(E) The city may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:

(1) That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the city upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available; or

(2) That city-owned land used for a public purpose is being annexed to better facilitate that use.

*The policies in Section A are generally met.*

#### **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 will respect existing neighborhood values not create any adverse impacts to the natural or built environment, provide economic development and needed services. The request will provide new, quality development on site that has access to a full range of urban services. The applicant cites comprehensive plan language to show consistency with adopted plans and policies.*

***Staff agrees that request is consistent with health, safety, morals and general welfare of the City. None of the uses allowed in the proposed zone would be considered harmful and the expansion of services allowed by the new zone will benefit the community.***

- 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 will be the same zone the parcels to the east and will be part of an existing group of property with similar development.*

***The proposed zone is the same as the adjacent parcel to the east. The uses in the proposed zone are similar, but slightly more restrictive than what is currently allowed. The type of development allowed will be compatible with the existing development in terms of height, uses and scale.***

- 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.

*The applicant states that requested zoning will provide needed educational and social services and economic development by allowing the expansion of an existing, compatible use in the area. The zoning will be consistent with adjacent property,*

*The applicant refers to Semi Urban area goal and policies a,b and c. and the Education, Human Services and the Community Identity goals. The applicant also cites the Community Involvement and Services goal and policy 37 of the Southwest Area Plan. Staff believes that Economic Development Policy II.C.6., Education Policy II.C.7.a and Policy II.C.7.g, Human Services Goal and Policy II.C.8.a are also relevant.*

***Refer to policy analysis for more in depth discussion.***

- 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 the proposed zoning will be more advantageous to the community as articulated in the applicable plans and policies because it will allow the expansion of an use that benefits the community by providing needed services.*

***Staff's Response (refer to policy analysis)***

- 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.

*The proposed zone is the same the property to the east. There are no uses proposed that are not permissive in the existing O-1 zone which has been compatible with existing development.*

***Staff agrees that the uses in the O-1 will not be harmful to community. The allowed uses are generally considered to be low intensity and compatible with residential development.***

- 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 site has full access to existing services and an existing road. No capital improvements will be required from the City.*

***Staff agrees that the site has access to a full range of urban services and should not require any additional resources from the City.***

- 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 O-1 zone will promote development with an existing similarly zoned property and allow development that furthers infill development and adds services to the community.*

***The applicant is the owner of the site and the expansion of the existing use on the adjacent site will benefit the community. The applicant has justified this request using the applicable goals and policies and has not referenced the cost of land.***

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

*The roadway classification has no bearing on this request, the location is based on serving the needs of the community.*

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***The applicant has justified this request using applicable plans and policies. The location is appropriate for the propped zone.***

- 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 request is not a spot zone, the adjacent property has the same zone.***

***Staff agrees. There is similar zoning to the east and similar use.***

- 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 request will not create a strip zone there is adjacent property with the same zone.***

***The request will add to the existing O-1 zoned property, the uses in the O-1 zone are not very different from the existing C-N zone, the request will still allow low intensity development.***

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

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

The Transit Department would like a new bus shelter adjacent to the site. The applicant is willing to provide this as part of future development

***Neighborhood/Public***

The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighbors and the Westside Coalition of Neighbors were notified. Property owners within 100 feet of the site were also notified.

A facilitated meeting was recommended and declined by the neighborhood groups because there were no objections or questions regarding this request.

Staff has not received any comment from the public as of this writing.

***V. CONCLUSION***

The annexation and establishment of the O-1 zone for the subject site will not adversely impact the City of Albuquerque or the surrounding City and County development. The proposed zone is compatible with the existing City and County zoning. The annexation and new zoning will allow the applicant to consolidate the subject site and parcel to the east and expand the existing facility. Even if the applicant did not develop the proposed project expansion on the site the zoning would be appropriate for the area. The proposed zoning meets the intent of the Semi-Urban area to have low intensity development.

The applicant justified the annexation per R-270-1980 as being more advantageous to the community. The annexation request is justified per R-54-1990 because it is contiguous to the city limits, is not in the reserve area, has full access from an existing road, the city can provide services easily to the site and the proposed zoning is appropriate for the site.

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**FINDINGS – 14EPC-40059 October 9<sup>th</sup> 2014 Annexation**

1. This is a request for the annexation for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located Bridge Boulevard between Anthony Lane and Pear Road and containing approximately 1.37 acres.
2. The applicant would like to annexation the subject site into the City in order to consolidate the subject site with an adjacent parcel and expand the existing Catholic Charities campus.
3. This request was approved by the Bernalillo County Commission in September of 2013 (AXBC-201330001).
4. The Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Semi Urban Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

**Land Use Semi-Urban Area**

- a. Policy II.B.4.a : Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

***The proposed zone will allow development that is consistent with the existing development. The zoning will be the same zoning that is on the property to the east and will allow uses that are compatible with the existing residential uses to the south and west of the site. Policy II.B.4.a is furthered.***

- b. Policy II.B.4.b : Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

***The proposed zone will allow development that is compatible with the economic policy, historical and socio cultural values of the area by allowing the expansion of any existing facility that provides services to the local community and by allowing uses that are compatible with the existing uses and character of the area because they are of a low intensity. Policy II.B.4.b is furthered.***



- c. Policy II.B.4.c : The following policies shall govern industrial and commercial development in Semi-Urban areas:
- Neighborhood-scale rather than regional-scale commercial centers are appropriate.
  - Strip commercial development is discouraged in favor of clustered commercial development.
  - Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.
  - Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.

*The proposed zone will allow the development of buildings that are not more than 26 feet in height within 85 feet of a lot zoned for residential uses; this will protect the residential areas to the south and west while still allowing reasonable development that may provide some employment opportunities. The site is small and will allow a neighborhood scale development. Mineral extraction is not allowed under the proposed zone.*

#### Economic Development

- a. Economic Development Policy II.C.6: New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The applicant states that the expansion of the existing campus will create 25 new jobs in an area of need. The 2010 Census lists the South Valley as census-designated place (CDP) with a median family income of \$32,833. Approximately 21 % of area residents live below the poverty line. The median income city wide was \$46,979. Economic Development Policy II.C.6 is furthered by this request.*

#### Education

- a. Education Policy II.C.7.a: A variety of opportunities for post-secondary and adult education and training shall be supported.
- b. Education Policy II.C.7.g: Adult literacy shall be increased.

*The applicant provides education and literacy training to adults through their existing programs. The annexation and proposed zoning will allow the expansion of these services. Policies II.B.7.a and g are furthered.*

#### Human Services

- a. Human Services Goal: to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the plan area.

- b. Human Services Policy II.C.8.a: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

***The goal and policy II.C.8.a: are furthered by this request because it will allow the expansion of an existing social service provider located in an area of need. The site has good transit access and is centrally located.***

6. Goals and policies of the Southwest Area Plan are furthered.

- a. Community Involvement and Services Policies Goal: To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care and public and private services that contribute to the wellbeing of the community.”

***The Community Involvement and Services goal is furthered by this request because the proposed zoning will allow the expansion of the existing facility that provides a variety of social services to the community. The applicant is the owner of the site and intends to proceed with this expansion.***

- a) Policy 36: Public and Private sectors shall work together to support innovative programs that promote improved community services.

***The applicant is a private provider of social services, including housing, education and legal consultation, to a wide variety of people. The request will allow the expansion of private services within walking distance of existing public and private services. Policy 36 is furthered.***

7. The applicant has justified the Annexation request pursuant to R-54-1990 as follows:

(A) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban, and Developing Urban are particularly appropriate for the range of urban services which the city can provide, and annexation of such areas into the city is desired and encouraged. More specifically, annexation of areas planned to be urban intensity of development will be approved when the following policies are met, unless the city concludes that the anticipated delay in provision of city services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

- (1) Compliance with city policy regarding land dedication for public facilities is assured;
- (2) The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities:

***Although the site is within the Semi-urban area, there site has full access to urban services; staff agrees that there should be no expenditures from the city for this request.***

- (a) The timing to be per a written city statement of intent as to when it or another public body will be able to provide such capital facilities, such city statement to be issued
- The site has full access to urban services; staff agrees that there should be no expenditures from the city for this request.***

(b) The timing to remain indefinite but a substantial number of years in the future, based on a written city statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or

***The site has full access to urban services, staff agrees that there should be no expenditures from the city for this request.***

(c) A commitment by the land owner that he or his successors in interest will, in a manner that satisfies city standards, install and pay for such facilities or cause them to be installed and paid. ***The site has full access to urban services, staff agrees that there should be no expenditures from the city for this request.***

(3) The city may decline an annexation if necessary capital expenditures fall all or partly under division (2)(b) above, and the city concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case;

(4) Land annexed shall be to some extent contiguous to the city limits, except land owned by the city may be annexed when it is not contiguous where this is allowed by state statutes;

(5) Land to be annexed shall have provision for convenient street access to the city;  
***Staff agrees that this request meets the requirements of 4 and 5 above. The subject site is contiguous to City land and has full access from a major, developed road.***

(6) Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the city boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the city;

***Staff agrees that there are existing utilities and other services at the site. The site has a clear boundary that is already registered with the County Assessor.***

(7) City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance.

***Staff agrees that boundary lines are clear and with the re-platting action will be clear once the subject site is annexed.***

(B) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

(1) The policies stated in the subsections of division (A) above; and

(2) Applications are accompanied or preceded by satisfactory plans for each community proposed.

***The subject site is within the boundaries of the Semi-Urban area, not the reserve area.***

(C) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation where the policies of the Semi-Urban and Rural Areas sections of the Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for a low intensity area, as indicated by the

Comprehensive Plan, will be assigned. More specifically, annexation in areas planned to be less than urban intensity of development will be approved when the following policies are met:

- (1) The policies stated in the paragraphs of division (A) above;

***The proposed O-1 zone will allow low intensity development that is compatible with the existing development. The O-1 zone is mapped in many places in the City adjacent to R-1, single family development and is general considered by the Planning Department to be a low intensity zone.***

- (2) Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the city will not annex such land unless it:

- (a) Has at least 10% of its boundary contiguous to the city boundary; or

***The subject site is directly adjacent to city property along its entire eastern boundary.***

- (b) Does not create an arm of the city's incorporate area which is at any point less than 1,000 feet wide.

***The parcel is approximately 260 feet wide; this is same length as the existing city parcel to the east. In section 2(a) above, the parcel meets the criteria of adjacency and so does not have to meet this requirement also.***

- (3) Barring exceptional conditions, the city will not annex land on one side of a public street without also annexing the land on the other side of the street; and

- (4) Land shall not be annexed unless appropriate city zone categories are available for regulation of development in accord with planned and appropriate land development patterns.  
***The City land in the area is south of Bridge Blvd, these parcels add to the existing 30 acres of City land on the south side of the street. The north side of the street is an existing alfalfa field. The O-1 zoning is appropriate for the subject site because it will be the same as the adjacent property to the east and will contain uses that allow low intensity development that complements the exiting development patterns. This satisfies the requirement of 3 and 4 above.***

(D) Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:

- (1) The policies stated in the paragraphs of division (A) above;

- (2) The Environmental Planning Commission and the City Council find that the area to be annexed:

- (a) Is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or

- (b) Is a city-owned park of open space.

- (3) The long term benefits to the city from the proposed annexation are deemed to outweigh city costs; and

- (4) The subject property owner's reasons for desiring annexation demonstrate a net benefit to the city and to the public welfare if the annexation is approved.

***The property is within Bernalillo County, Section D does not apply.***

(E) The city may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:

(1) That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the city upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available; or

(2) That city-owned land used for a public purpose is being annexed to better facilitate that use.

***The policies in Section A are generally met.***

8. No infrastructure or dedication of land is needed to support this annexation.
9. A replat may be required before a building permit can issued for the site.
10. The annexation is subject to final approval by the City Council.
11. A request to establish the O-1 zone in the site is heard concurrently with this request (14EPC-40060). The approval of the zoning is also contingent upon the approval of the annexation.
12. The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighbors and the Westside Coalition of Neighbors were notified. Property owners within 100 feet of the site were also notified.

***RECOMMENDATION - (14EPC-40059***

**APPROVAL of 14 EPC-40059 , a request for Annexation for (legal description), based on the preceding Findings subject to the following Conditions of Approval**

***FINDINGS – 14EPC-40060 October 9<sup>th</sup>, 2014 Zone Map Amendment***

1. This is a request for a zone map amendment/establishment of zoning for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located Bridge Boulevard between Anthony Lane and Pear Road and containing approximately 1.37 acres from C-N, Bernalillo County Neighborhood Commercial, to O-1 office and institutional zone in the City of Albuquerque.
2. A request for annexation (14EPC-40059) is heard with this request. The approval of the zoning is also contingent upon the approval of the annexation. The City Council will make the final determination regarding the annexation and zoning.

3. The annexation was approved by Bernalillo County in September of 2013 (AXBC-20130001).
4. The Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Semi Urban Area of the Comprehensive Plan The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use Semi-Urban Area

- d. Policy II.B.4.a : Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

*The proposed zone will allow development that is consistent with the existing development. The zoning will be the same zoning that is on the property to the east and will allow uses that are compatible with the existing residential uses to the south and west of the site. Policy II.B.4.a is furthered.*

- e. Policy II.B.4.b : Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

*The proposed zone will allow development that is compatible with the economic policy, historical and socio cultural values of the area by allowing the expansion of any existing facility that provides services to the local community and by allowing uses that are compatible with the existing uses and character of the area because they are of a low intensity. Policy II.B.4.b is furthered.*

- f. Policy II.B.4.c : The following policies shall govern industrial and commercial development in Semi-Urban areas:

- Neighborhood-scale rather than regional-scale commercial centers are appropriate.
- Strip commercial development is discouraged in favor of clustered commercial development.
- Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.

- Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.

*The proposed zone will allow the development of buildings that are not more than 26 feet in height within 85 feet of a lot zoned for residential uses; this will protect the residential areas to the south and west while still allowing reasonable development that may provide some employment opportunities. The site is small and will allow a neighborhood scale development. Mineral extraction is not allowed under the proposed zone.*

#### Economic Development

- b. Economic Development Policy II.C.6: New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The applicant states that the expansion of the existing campus will create 25 new jobs in an area of need. The 2010 Census lists the South Valley as census-designated place (CDP) with a median family income of \$32, 833. Approximately 21 % of area residents live below the poverty line. The median income city wide was \$46,979. Economic Development Policy II.C.6 is furthered by this request.*

#### Education

- c. Education Policy II.C.7.a: A variety of opportunities for post-secondary and adult education and training shall be supported.
- d. Education Policy II.C.7.g: Adult literacy shall be increased.

*The applicant provides education and literacy training to adults through their existing programs. The annexation and proposed zoning will allow the expansion of these services. Policies II.B.7.a and g are furthered.*

#### Human Services

- c. Human Services Goal: to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the plan area.
- d. Human Services Policy II.C.8.a: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

*The goal and policy II.C.8.a: are furthered by this request because it will allow the expansion of an existing social service provider located in an area of need. The site has good transit access and is centrally located.*

- 6. Goals and policies of the Southwest Area Plan are furthered.

- a. Community Involvement and Services Policies Goal: To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care and public and private services that contribute to the wellbeing of the community.”

***The Community Involvement and Services goal is furthered by this request because the proposed zoning will allow the expansion of the existing facility that provides a variety of social services to the community. The applicant is the owner of the site and intends to proceed with this expansion.***

- b. Policy 36: Public and Private sectors shall work together to support innovative programs that promote improved community services.

***The applicant is a private provider of social services, including housing, education and legal consultation, to a wide variety of people. The request will allow the expansion of private services within walking distance of existing public and private services. Policy 36 is furthered.***

7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

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

***Staff agrees that request is consistent with health, safety, morals and general welfare of the City. None of the uses allowed in the proposed zone would be considered harmful and the expansion of services allowed by the new zone will benefit the community.***

- 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 is the same as the adjacent parcel to the east. The uses in the proposed zone are similar, but slightly more restrictive than what is currently allowed. The type of development allowed will be compatible with the existing development in terms of height, uses and scale.***

- 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.

***The applicant states that requested zoning will provide needed educational and social services and economic development by allowing the expansion of an existing, compatible use in the area. The zoning will be consistent with adjacent property,***

***The applicant refers to Semi Urban area goal and policies a,b and c. and the Education, Human Services and the Community Identity goals. The applicant also cites the Community Involvement and Services goal and policy 37 of the Southwest Area Plan. Staff believes that Economic***



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*Development Policy II.C.6., Education Policy II.C.7.a and Policy II.C.7.g, Human Services Goal and Policy II.C.8.a are also relevant.*

***Refer to policy analysis for more in depth discussion.***

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
4. There was an error when the existing zone map pattern was created; or
  5. Changed neighborhood or community conditions justify the change; or
  6. 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 the proposed zoning will be more advantageous to the community as articulated in the applicable plans and policies because it will allow the expansion of an use that benefits the community by providing needed services.*

***Staff's Response (refer to policy analysis)***

- 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.

***Staff agrees that the uses in the O-1 will not be harmful to community. The allowed uses are generally considered to be low intensity and compatible with residential development.***

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

3. Denied due to lack of capital funds; or
4. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

***Staff agrees that the site has access to a full range of urban services and should not require any additional resources from the City.***

- 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 applicant is the owner of the site and the expansion of the existing use on the adjacent site will benefit the community. The applicant has justified this request using the applicable goals and policies and has not referenced the cost of land.***

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

***The applicant has justified this request using applicable plans and policies. The location is appropriate for the propped zone.***

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- 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:
3. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
  4. 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.

*There is similar zoning to the east and similar use. This is not 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:
3. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  4. 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 request will add to the existing O-1 zoned property, the uses in the O-1 zone are not very different from the existing C-N zone, the request will still allow low intensity development.*

8. The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighbors and the Westside Coalition of Neighbors were notified. Property owners within 100 feet of the site were also notified.

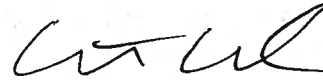
**RECOMMENDATION - 14EPC-40060 October 9<sup>th</sup> 2014**

**APPROVAL of 14EPC 40060, a request for Zone Map Amendment/Establishment of zoning C-N to O-1 for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located Bridge Boulevard between Anthony Lane and Pear Road and containing approximately 1.37 acres, based on the preceding Findings**

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**Maggie Gould  
Planner**



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

Angela Benson DSA Architects 4700 Lincoln road NE ABQ , NM 87109

Catholic Charities 3301 Candelaria Rd. NE suite B, ABQ, NM, 87107

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

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

Vecinos Del Bosque (R)  
South Valley Coalition of NA's  
South West Alliance of Neighbors (SWAN)  
Westside Coalition of NA's  
9/12/14 – Recommended for Facilitation by the Staff Planner - siw

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

The request is for annexation and establishment of zoning for two parcels on Bridge Blvd. The applicant has provided justifications for these requests per R-54-1990 and R-270-1980. Bernalillo County Commission has approved the request for annexation of the property into the City of Albuquerque. A non-binding, illustrative site plan has been submitted with this request.

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

***CITY ENGINEER( Transportation and Hydrology), DMD, NMDOT***

#### ***14EPC-40059 Annexation***

- No objection to the request.

#### ***14EPC-40043 Amendment to Zone Map (Zone Change)***

- No objection to the request.
- Per the Long Range Roadway System map Bridge Blvd. is an existing Principal Arterial., containing approximately 76 feet of existing R/W. Bicycle lanes presently exist on Bridge Blvd. at the location of this request, which per the Long Range Bikeway Systems map.

### ***WATER UTILITY AUTHORITY***

#### ***Utility Services***

### ***ENVIRONMENTAL HEALTH DEPARTMENT***

### ***PARKS AND RECREATION***

***Planning and Design*** Annexation, No comments, Amendment to Zone Map, No comments

***Open Space Division-*** Reviewed, no comment

***City Forester***

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division-** Disapproved. Must display Refuse location or Detail.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

|   |                            |  |
|---|----------------------------|--|
| <b>Project # 1010208</b><br><b>14EPC-40059 ANNEXATION</b><br><b>14EPC-40060 AMENDMENT TO ZONE MAP</b><br><b>AMMENDMENT (ZONE CHANGE)</b><br><br>LOT(S) 148A1B, 147B1, 147B2A, 148A1A-1A1A1, 2012 AND 2043 BRIDGE BLVD. SW, ZONED C-N AND R-1, LOCATED ON BRIDGE BETWEEN ANTHONY LANE AND PEAR ROAD, CONTAINING APPROXIMATELY 1.37 ACRES (L-12). | Adjacent and nearby routes | Route #54, Bridge-Westgate route, passes the site on Bridge Blvd.  |
|   | Adjacent bus stops         | Transit plans to move the existing bus stop, which is located 50' east from the northeast corner of the property, approximately 150' west adjacent to the property.  |
|   | Site plan requirements     | Transit requests the applicant to install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the existing bus stop located adjacent to the property on Bridge |
|   | Large site TDM suggestions | None.  |
|   | Other information          | None.  |

## **COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

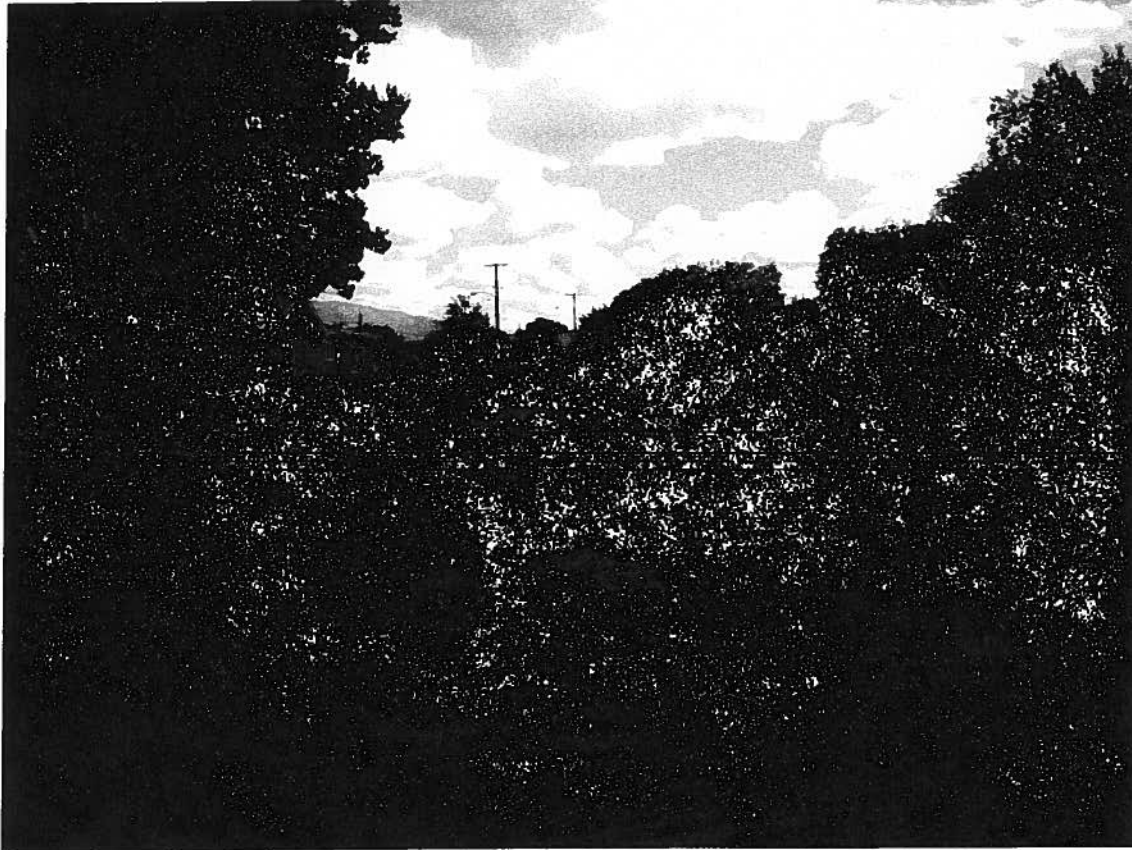
**ALBUQUERQUE PUBLIC SCHOOLS**

**MID-REGION COUNCIL OF GOVERNMENTS**

- MRMPO has no adverse comments.
- For informational purposes, the functional classification of Bridge Boulevard is that of an Urban Principal Arterial.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**



Top: Looking northeast across the site from the Atrisco acequia, existing Cottonwood tree and house

Bottom: Looking east along Bridge Blvd, note existing infrastructure, subject site is on the left.





Looking southwest from near the east side of the site

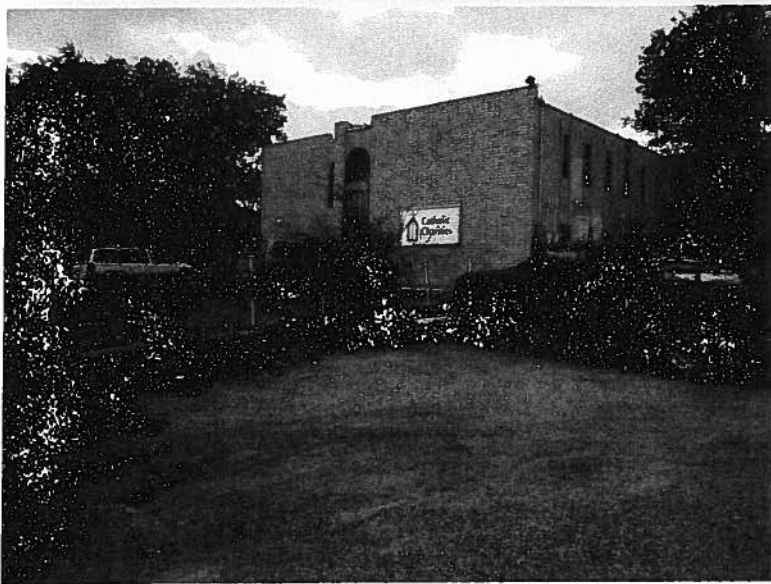


Looking west across the site

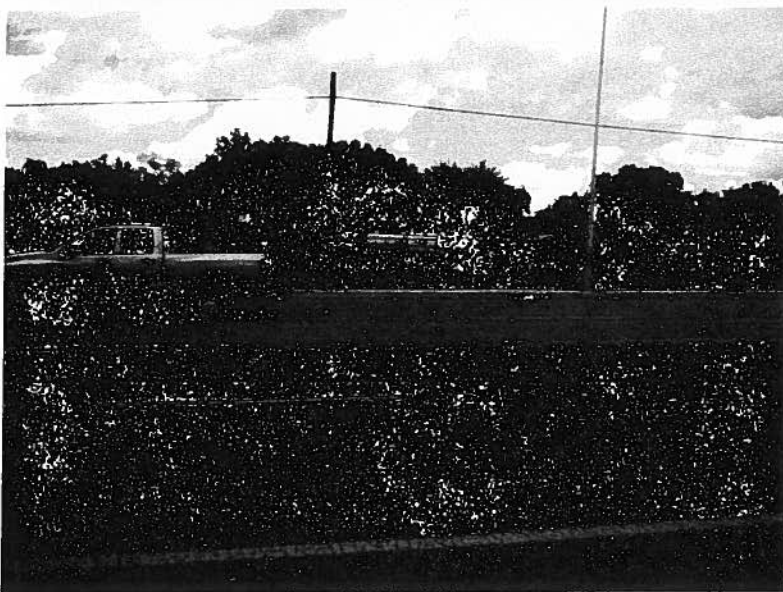




Atrisco acequia



Existing Catholic Charities office to the east of the site



Field across Bridge blvd, north of the site



- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.
- 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.
- 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.
- 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.
- 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.
- 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.
- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.
- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial 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.
- 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

#### § 1-1-4 ANNEXATION POLICIES.

(A) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban, and Developing Urban are particularly appropriate for the range of urban services which the city can provide, and annexation of such areas into the city is desired and encouraged. More specifically, annexation of areas planned to be urban intensity of development will be approved when the following policies are met, unless the city concludes that the anticipated delay in provision of city services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

- (1) Compliance with city policy regarding land dedication for public facilities is assured;
- (2) The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities:
  - (a) The timing to be per a written city statement of intent as to when it or another public body will be able to provide such capital facilities, such city statement to be issued prior to annexation; and/or
  - (b) The timing to remain indefinite but a substantial number of years in the future, based on a written city statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or
  - (c) A commitment by the land owner that he or his successors in interest will, in a manner that satisfies city standards, install and pay for such facilities or cause them to be installed and paid.
- (3) The city may decline an annexation if necessary capital expenditures fall all or partly under division (2)(b) above, and the city concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case;
- (4) Land annexed shall be to some extent contiguous to the city limits, except land owned by the city may be annexed when it is not contiguous where this is allowed by state statutes;
- (5) Land to be annexed shall have provision for convenient street access to the city;
- (6) Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the city boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the city;
- (7) City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance.

(B) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

- (1) The policies stated in the subsections of division (A) above; and
- (2) Applications are accompanied or preceded by satisfactory plans for each community proposed.

(C) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation where the policies of the Semi-Urban and Rural Areas sections of the Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for a low intensity area, as indicated by the Comprehensive Plan, will be assigned. More specifically, annexation in areas planned to be less than urban intensity of development will be approved when the following policies are met:

- (1) The policies stated in the paragraphs of division (A) above;
- (2) Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the city will not annex such land unless it:
  - (a) Has at least 10% of its boundary contiguous to the city boundary; or
  - (b) Does not create an arm of the city's incorporate area which is at any point less than 1,000 feet wide.
- (3) Barring exceptional conditions, the city will not annex land on one side of a public street without also annexing the land on the other side of the street; and
- (4) Land shall not be annexed unless appropriate city zone categories are available for regulation of development in accord with planned and appropriate land development patterns.

(D) Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:

- (1) The policies stated in the paragraphs of division (A) above;

(2) The Environmental Planning Commission and the City Council find that the area to be annexed:

(a) Is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or

(b) Is a city-owned park of open space.

(3) The long term benefits to the city from the proposed annexation are deemed to outweigh city costs; and

(4) The subject property owner's reasons for desiring annexation demonstrate a net benefit to the city and to the public welfare if the annexation is approved.

(E) The city may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:

(1) That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the city upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available; or

(2) That city-owned land used for a public purpose is being annexed to better facilitate that use.

(Res. 54-1990, approved 5-25-90)

### Section 13. C-N Neighborhood Commercial Zone.

A. The regulations set forth in this section or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the C-N Neighborhood Commercial Zone. The purpose of this zone is to provide for retail business and services serving primarily the residents of the neighborhood and to minimize any adverse effects on nearby residential development.

B. Use Regulations. A building or premises shall be used only for the following purposes:

1. Prohibited Uses:

- a. Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by this Code; or
- b. Any use not recognized as customarily incidental to a permitted use in the zone.

2. Permissive Uses:

- a. Any permissive use as allowed and as regulated in the R-1 Single-Family Residential Zone and the following:
  1. Art, antique or gift shop.
  2. Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail.
  3. Bank.
  4. Beauty and barber shop.
  5. Book or stationery store.
  6. Church, including the usual incidental facilities, mission (rescue), or revival meeting place.
  7. Medical Clinic.
  8. Drugstore.
  9. Feed Store (retail) provided all outside storage is enclosed by a solid wall or fence six feet high on all sides.
  10. Hardware Store.
  11. Grocery, fruit, vegetable or delicatessen store, meat market.
  12. Laundry, washateria, laundromat.
  13. Newsstand.
  14. Nursery or greenhouse provided all outside storage other than plant material is enclosed by a six-foot solid wall or fence on all sides.
  15. Office.
  16. Restaurant.
  17. Service Station, including the sale of liquefied petroleum gas for consumption but not for resale, provided it complies with the following requirements:
    - a. Limited to two pump islands containing not more than three pumps each.
    - b. Any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
    - c. If any lubricating, storage or washing is done outside a building, a solid wall or fence six feet high shall be maintained between such activity and any abutting property.
  18. Sign provided:
    - a. Location Criteria. It is located on private property and advertises, identifies, or directs to a use currently conducted on the same premises. The location of such signs must comply with the following requirements:
      - i. One freestanding, two-sided sign no higher than 16 feet.
      - ii. The outer edge of a wall sign may protrude up to one foot over the property line into the public right-of-way provided the bottom edge of the sign is eight feet or more above the curb or sidewalk grade.

- b. Number of Signs. Not more than one sign is permitted for any one business with street frontage of 50 feet or less. Not more than two signs are permitted for any one business with more than 50 feet of street frontage. A composite group of small signs integrated into one framed unit shall constitute one sign.
- c. Size of Signs:
  - i. The total area of any one sign face shall not exceed 32 square feet.
  - ii. The total aggregate of all faces of signs or combination of signs allowed for the property on which the use is located shall not exceed 130 square feet of sign area.
  - iii. Business fronting on more than one street will be allowed additional square footage of sign area to the extent of 50 percent of that allowed for their main street frontage.
- d. Exceptions:
  - i. Signs having less than four square feet in area per sign face and manufacturer's product display racks are considered as exceptions to Subsection (18)(b) and (c) supra, provided no customer service area shall extend closer than ten feet to the nearest right-of-way line of a public street.
  - ii. On-premises signs without advertising, directing on-premises customer traffic or directing to specific customer service areas, shall be allowed in excess of the number and square footage limitations in Subsection (18)(b) and (c) supra, provided the aggregate area of such signs shall not exceed 20 square feet per business location.
- e. Illuminated Signs. Illuminated signs, except illuminated clocks, thermometers, and illuminated signs within a building, shall be turned off at 11:00 p.m. or closing, whichever is later. No illuminated signs shall be so located as to shine directly into adjacent conforming residential property.
- f. Blinking and Revolving Signs. No flashing, oscillating, osculating, revolving or blinking signs shall be allowed.
- g. Audible Devices. The sign shall have no audible devices.
- h. Amortization. See Nonconforming uses, Section 23.A.(1)c.
- i. Determination of Sign Size. The sign area shall be measured as follows:
  - i. Square or Rectangular Sign. Length times the height of the face of the sign.
  - ii. Irregularly-shaped Sign. Area of rectangles, circles, ovals, triangles, or a combination thereof, necessary to enclose the face of the sign.
  - iii. Sign Made of Individual Cutout Letters. Sum of the area of the rectangles or triangles necessary to enclose each letter.

19. Stand for the sale of fruit, vegetables, or nursery stock.

20. Firewood sales yard, provided it complies with the following:

- a. No wood may be stored closer than ten feet to any property line or within ten feet of any structure.

21. Farmers Market, provided the event is issued a Special Event's permit by Bernalillo County.

22. Community Garden.

### 3. Conditional Uses:

- a. The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set forth in Section 24 of this Ordinance.

(1) Amateur radio antenna/tower 65 to 100 feet as measured from grade.

(2) Cleaning (clothes) agency or clothes pressing establishment provided that:

- a. All activities are conducted within an enclosed building.
- b. Not more than three persons are engaged, exclusive of pressers and office, clerical or delivery personnel.
- c. The establishment is operated principally as a retail business, and
- d. That portion of the building in which any cleaning process is done shall be at least 50 feet from any A-1, R-1, A-2, M-H or R-2 zone.

- (3) Clothing or shoe store, dry goods store, tailor, custom dressmaking or millinery shop.
- (4) Drive-in/Drive-thru establishment such as a bank, drugstore, restaurant, food store, refreshment stand provided that a solid wall or fence at least six feet high is erected along the side of all areas abutting or contiguous to any A-1, A-2, R-1, R-2, or M-H zone or any conforming residential use and further provided that there is adequate on-site space for vehicle queuing and the vehicle movement plan is approved by the County.
- (5) Florist.
- (6) Garage for automotive repair provided it complies with the following:
  - (a) Any automotive repair shall be conducted within a completely enclosed building located at least 20 feet from any A-1, R-1, R-2, M-H, or A-2 property.
  - (b) Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
- (7) Commercial animal establishment and nonprofit animal facility.
- (8) Hospital for animals, kennels, provided there is no outside kennel or pen. Outside exercise runs may be provided and must comply with the following:
  - (a) A run must be enclosed with a solid wall or fence at least six feet high.
  - (b) Only one animal permitted in the run at any one time.
  - (c) No small animals permitted to remain in the run overnight.
- (9) Interior decorating shop.
- (10) Jewelry store.
- (11) Notions store.
- (12) Paint store.
- (13) Pet shop, bird store, taxidermist.
- (14) Photography studio.
- (15) Shoe repair shop, shoeshine stand.
- (16) One mobile home for a watchman or caretaker on the same lot or parcel of land with a commercial building or use, provided such mobile home is not used as a commercial unit.
- (17) Studio for instruction in music or dance.
- (18) Mixed use development with residential and nonresidential uses combined in the same building or buildings. The nonresidential uses are limited to those allowed as permissive or conditional in the C-1 zone, plus incidental activities such as the creation of arts and craft items for resale or similar activities.

C. Height Regulations. The same regulations apply as in the R-2 zone, except as provided in Section 22 of this ordinance.

D. Area Regulations:

1. Front Yard. There shall be a front yard having a depth of not less than 30 feet.
2. Side Yard. No side yard is required except for buildings or parts of buildings hereafter erected or structurally altered for residential use, in which case, the side yard regulations of the R-1 zone shall apply. In all other cases, a side yard is required only on the side of a lot abutting an A-1, A-2, M-H, R-1, or R-2 zone, in which case there shall be a side yard of not less than six feet.
3. Rear Yard. Except as hereinafter provided in Section 22, there shall be a rear yard having a depth of not less than 15 feet.
4. Off-Street Parking Spaces, Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 21 of this ordinance.
5. Floor Area. The gross building floor area occupied by any one business shall not exceed 4,000 square feet.

(Ord. No. 227, 8-7-73; Ord. No. 3-77, 2-25-77; Ord. No. 84-11, 2-21-84; Ord. No. 04-1, § 1, 1-13-04; Ord. No. 2006-3, § 1, 2-14-06; Ord. No. 2006-22, § 1, 9-26-06; Ord. No. 2012-12, § 1, 6-26-12; Ord. No. 2014-11, 6-10-14)

**§ 14-16-2-15 O-1 OFFICE AND INSTITUTION ZONE.**

This zone provides sites suitable for office, service, institutional, and dwelling uses.

**(A) Permissive Uses.**

- (1) Antenna, up to 65 feet in height.
- (2) Beauty shop, barber shop.
- (3) Church, or other place of worship, including the usual incidental facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
- (4) Club, provided there is no liquor license.
- (5) Community residential program except not either Community residential corrections program or Community residential program for substance abusers: up to 18 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (6) Dwelling unit (house, townhouse, or apartment) constituting up to 25% of the gross floor area on the premises, provided usable open space is provided on-site in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms. If located in an area designated by the master plan as "Developing" or "Semi-Urban," the total open space requirement of the R-D or RA-1 zone, respectively, shall also be met.
- (7) Incidental uses within a building, most of which is occupied by offices and/or dwelling units, such as news, cigar or candy stand, restaurant, personal-service shop, and the like, provided the incidental uses comply with the following:
  - (a) The use is intended primarily for the use of the occupants of the structure.
  - (b) At least 10,000 square feet of floor area are contained in the structure.
  - (c) The use is limited to a maximum of 10% of the total floor area.
  - (d) The use is so situated within the structure that it is not directly accessible from a public right-of-way.
  - (e) A sign or window display relating to the use is not discernible from a public right-of-way, except that a portable sign shall be allowed per small business pursuant to the General Signage Regulations.
- (8) Institution, including library, museum, nursing or rest home, school, day care center, except not hospital for human beings, sanatorium, or disciplinary or mental institutions.
- (9) Medical supplies and services, such as drug prescription and supply shop, physical therapy office, or shop for fabricating and fitting prosthetic or correcting devices, or medical or dental laboratory.
- (10) Office.

(11) Park-and-ride temporary facilities.

(12) Parking lot, providing it complies with the following:

- (a) Paving, all of which shall be maintained level and serviceable with individual spaces clearly identified.
  1. The lot must be graded and surfaced with one of the following:
    - a. Two inches of asphalt concrete, permeable pavement, or permeable paving system, as described in the General Parking Regulations Surface Standards, §14-16-3-1(F)(1).
    - b. For parking lots of 20 or fewer spaces, permeable surfacing or 3/8" to 1" crushed gravel: A layer at least two inches thick, at least ½ inch depth of which shall be maintained on the surface; gravel shall be kept off the right-of-way.
  2. If street curbs and gutters exist adjacent to the parking lot property on a side where lot egress is allowed, the surfacing shall be blacktop for the width of the egress drive(s) and shall extend inward from the property line a minimum of 25 feet along all normal lines of egress traffic flow from the lot.
  3. Designated disabled parking spaces and pedestrian pathways must be paved with 2" asphaltic pavement or equivalent per City of Albuquerque standards to ensure compliance with Federal Guidelines.
- (b) The lot shall have barriers which prevent vehicles from extending over the sidewalk or abutting lots, or beyond the sides of a parking structure.
- (c) A solid wall or fence at least six feet high shall be erected on sides which abut land, other than public right-of-way land, in a residential zone. (See also § 14-16-3-10 of this Zoning Code.) However:
  1. Such wall or fence shall be three feet high in the area within 11 feet of a public sidewalk or planned public sidewalk location.
  2. If the wall or fence plus retaining wall would have an effective height of over eight feet on the residential side, the Zoning Hearing Examiner shall decide the required height; such decision shall be made by the same process and criteria required for a conditional use.
- (d) In a parking structure there shall be a six-foot solid wall on every parking level where the structure is within 19 feet of privately owned land in a residential zone.
- (e) Ingress or egress shall be designed to discourage parking lot traffic from using local residential streets for more than 150 feet, unless no reasonable alternative is available.
- (f) A parking lot hereafter developed shall include landscaping planted and maintained according to a Landscaping Plan approved by the Planning Director; however, the Planning Commission may waive this requirement where it is found not useful to achieving the intent of this Zoning Code.

(13) Photocopy, photography studio, except adult photo studio.



- (14) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
- (15) Radio or television studio.
- (16) Sign, on-premise, as provided in § 14-16-3-5 of this Zoning Code, and further provided:
  - (a) Location.
    - 1. Only wall signs, canopy signs, and free-standing or projecting signs are permitted.
    - 2. A sign may not overhang into the public right-of-way, except a wall sign may protrude up to one foot into the public right-of-way. (See also § 14-16-3-5(B)(2) of this Zoning Code.)
    - 3. Projecting signs shall not project horizontally more than four feet.
  - (b) Number.
    - 1. No limit on number of wall signs.
    - 2. One canopy sign per entrance or exit shall be permitted.
    - 3. In the Established or Redeveloping Areas, one free-standing or projecting sign structure shall be permitted for each premises, or joint sign premises, providing the premises or joint sign premises is at least 100 feet wide.
    - 4. In the Developing or Semi- Urban Areas:
      - a. Free-standing or projecting sign not permitted on premises of under five acres.
      - b. One free-standing or projecting sign on premises of five acres or more, provided the street frontage is at least 100 feet wide.
  - (c) Size.
    - 1. Size of Free-Standing or Projecting Signs. Sign area of a free-standing or projecting sign shall not exceed 75 square feet.
    - 2. Size of Building-Mounted Signs, Except Projecting Signs. Sign area of a building-mounted sign shall not exceed 15% of the area of the facade to which it is applied if there is no free-standing or projecting on-premise sign on the premises or joint sign premises, or 7.5% of the area of the facade if there is such a free-standing or projecting sign on the premises or joint sign premises.
  - (d) Height. Sign height shall not exceed 26 feet or the height of the walls of the tallest building on the premises, whichever is lower.
  - (e) Motion. Signs or sign parts shall not move; there shall be no wind devices. No sign shall automatically change its message unless it is a time or temperature sign.

- (f) Lettering. No lettering on a free-standing sign shall have any character exceeding nine inches in height.
- (17) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed, or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year unless the time is extended by the Planning Director.
- (18) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of this Zoning Code are met, and as specifically allowed below:
  - (a) A concealed wireless telecommunications facility, up to 65 feet in height.
  - (b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.
  - (c) A face-mounted wireless telecommunications facility.
  - (d) A roof-mounted free-standing wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed.
  - (e) A wireless telecommunications facility, the antennas of which are all mounted on an existing vertical structure.

**(B) Conditional Uses.**

- (1) Antenna, over 65 feet in height.
- (2) Community residential corrections program: up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (3) Community residential program for substance abusers with up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (4) Dwelling units constituting more than 25% of the gross floor area on a premises, provided:
  - (a) No more than 60% of the gross floor area of the structures on the site shall be developed as dwelling units, and
  - (b) Open space is provided as specified for permissive dwelling units in this zone.
  - (c) A dwelling unit constructed as a conditional use in an O-1 Zone shall permanently retain its status as an approved conditional use even if the use of the property as a dwelling unit ceases for a continuous period of more than one year. The provisions of § 14-16-4-2(D)(3) shall not apply to a conditional use approved for a dwelling unit in an O-1 Zone.
  - (d) A dwelling unit constructed as a conditional use or a permissive use in an O-1 Zone under any former ordinance shall not become a non-conforming use based on a failure to conform with (B)(4)(a).
  - (e) The request for approval of a conditional use under § 14-16-2-15(B)(4) shall be accompanied by at least one copy of an accurate site development plan for building including a proposed schedule for development. The failure to demonstrate that the

non-residential uses will be developed concurrently with the residential uses is evidence that the proposal will be injurious to the neighborhood and the community.

- (5) Instruction in music, dance, fine arts, or crafts.
- (6) Public utility structure which is not permissive.
- (7) Office machines and equipment sales and repair.
- (8) Printing, copying, blueprinting incidental to office uses.
- (9) Retailing of food and drink, for consumption on premises or off, but not drive-in facility and provided that alcoholic drink is not dispensed for off-premise consumption in broken packages or the following packages within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a designated Metropolitan Redevelopment Area (as defined in the State Metropolitan Redevelopment Code), a city owned park or city owned major public open space:
  - (a) distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;
  - (b) beer, as defined in the New Mexico Liquor Control Act, in any single container labeled as containing 16 or fewer ounces; and
  - (c) fortified wines with a volume of alcohol of more than 13.5 percent, provided that retailing alcoholic drink, for on or off premise consumption, within 500 feet of a community residential program or hospital for treatment of substance abusers is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994.
- (10) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is placed, provided that the requirements of § 14-16-3-17 of this Zoning Code are met.

**(C) Height.**

- (1) Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code, and for sign and antenna height, in division (A) of this section. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.
- (2) Exceptions to division (1) above are provided in § 14-16-3-3 of this Zoning Code, and for sign and antenna height, in division (A) of this section.

**(D) Lot Size.** No requirements.

**(E) Setback.** The following regulations apply to structures other than signs except as provided in §§ 14-16-3-1 and 14-16-3-3 of this Zoning Code:

- (1) There shall be a front and a corner side yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location.
- (2) Near residential zones, the following greater setback requirements shall apply:
  - (a) There shall be a front or corner side setback of not less than ten feet where the lot is across the street from the front lot line of a facing lot in a residential zone. This setback applies to on- and off-premise signs.
  - (b) There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.
  - (c) There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.
- (3) The clear sight triangle shall not be infringed upon.

**(F) Off-Street Parking.** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

('74 Code, § 7-14-20) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 26-1977; Am. Ord. 38-1978; Am. Ord. 48-1980; Am. Ord. 61-1980; Am. Ord. 39-1983; Am. Ord. 40-1983; Am. Ord. 54-1983; Am. Ord. 11-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 58-1995; Am. Ord. 9-1999; Am. Ord. 11-2002; Am. Ord. 36-2002; Am. Ord. 4-2005; Am. Ord. 16-2005; Am. Ord. 5-2008; Am. Ord. 40-2008; Am. Ord. 6-2009; Am. Ord. 19-2010; O-13-62)



# 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.

DSA Architects  
Angela Benson (Agent) - 8/27/14  
Applicant name (print)  
Angela M Benson, Agent  
Applicant signature & Date



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

Application case numbers  
14 EPC - 40059  
- 40060

Revised: June 2011  
8-27-14  
Staff signature & Date  
Project # 1010208



**CITY OF ALBUQUERQUE  
PETITION FOR ANNEXATION**

INSTRUCTIONS: TYPE OR PRINT IN BLACK INK ONLY. Use additional sheets if necessary. The applicant must provide an exhibit that accurately describes the boundaries of the property to be annexed. This requires a property boundary survey prepared by a licensed professional surveyor unless the exact boundaries of the property are already platted. Other attachments may include a site development plan. Provide thirty (30) copies of any required attachment. Please fold large format attachments to 8-1/2 x 14 inches maximum.

1. LEGAL DESCRIPTION OF AREA PROPOSED FOR ANNEXATION:  
MRGCD Tracts 148A1B, 147B1, 147B2A  
and 148A1A1A1 located at 2012 and  
2034 Bridge Blvd. SW.
2. TOTAL ACREAGE OF AREA: 1.37 Acres
3. REASON FOR ANNEXATION: (Briefly summarize the letter of explanation submitted with your application.) Request is to unify the zoning  
of an existing City parcel with O-1 zoning  
to allow for the expansion of the existing use.
4. CAPITAL IMPROVEMENTS FOR STREETS, WATER, SANITARY SEWER AND STORM DRAINAGE.

**THE APPLICANT(S) AND CITY AGREE THAT:**

- A. Capital improvements will be funded by special assessment districts (SADs) and/or other funding sources.
  - B. The City provides funding through the Capital Improvements Program (CIP), and unless a project is specifically identified in the CIP, the timing of City funded improvements is indefinite.
  - C. In the absence of public funding for required improvements, the land owner(s) or their successors in interest shall install, or cause to be installed, any such improvements in a manner that satisfies City policies and standards.
  - D. A Pre-Annexation Agreement for the provision of certain infrastructure improvements is required, except if the application will result in ten (10) or less residential dwelling units.
  - E. The Pre-Annexation Agreement must be completed and reviewed by the City Engineer (who will make a recommendation) prior to the EPC hearing of the annexation request.
5. PROPOSED ZONING: O-1  
Apply for a sector plan map amendment if needed.

6. SIGNATURE (S):

- A. OWNER Catholic Charities Foundation Phone 724-4670  
Mailing Address 6001 Marble Ave. NE E-mail \_\_\_\_\_  
Legal Description of this owner's property As stated above  
Acreage 1.37 Signature/Date [Signature]
- B. OWNER \_\_\_\_\_ Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ E-mail \_\_\_\_\_  
Legal Description of this owner's property \_\_\_\_\_  
Acreage \_\_\_\_\_ Signature/Date \_\_\_\_\_
- C. OWNER \_\_\_\_\_ Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ E-mail \_\_\_\_\_  
Legal Description of this owner's property \_\_\_\_\_  
Acreage \_\_\_\_\_ Signature/Date \_\_\_\_\_

Attach additional signatures as necessary.

Revised: 7/2011

C:\Documents and Settings\ONCDAN\Local Settings\Temporary Internet Files\OLK1CF\Petition for Annexation rev 7 2011.doc

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Angela Benson (Agent) BSA Architects DATE OF REQUEST: 8-25-14 ZONE ATLAS PAGE(S): L-12

CURRENT: ZONING: County CN-R-1 LEGAL DESCRIPTION: LOT OR TRACT # 148A1B BLOCK # \_\_\_\_\_  
 PARCEL SIZE (AC/SQ. FT.): \_\_\_\_\_ SUBDIVISION NAME \_\_\_\_\_

**REQUESTED CITY ACTION(S):**

ANNEXATION ☒  
 ZONE CHANGE ☒ From CN-R-1 To O-1  
 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: 1  
 BUILDING SIZE: 28,000 (sq. ft.) OFFICE BLDG.

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

Property Address → 2012 & 2034 Bridge Blvd. SW  
Catholic Charities Foundation  
 APPLICANT OR REPRESENTATIVE Angela Benson (Agent) DATE 8-25-2014

(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, 800 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: 28K OFFICE BLDG. < 51K TIS THRESHOLD FOR OFFICE

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.

Tony L...  
 TRAFFIC ENGINEER

8-25-14  
 DATE

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

TIS -SUBMITTED      
 -FINALIZED    

TRAFFIC ENGINEER

DATE

Revised January 20, 2011





August 25, 2014

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, NM 87102  
Telephone: (505) 924-3860

**Re: Annexation Petition and Zone Map Amendment Request for 2012 & 2034 Bridge Boulevard SW**

Environmental Planning Commission:

Catholic Charities, a New Mexico nonprofit corporation, hereby authorizes DSA Architects (Angela Benson) to act on our behalf in all matters relating to the annexation into the City of Albuquerque, of parcels of land adjacent to the Catholic Charities Bridge Street Campus, now located in the County of Bernalillo, including but not limited to signing of all documents related to annexation.

This authorization is valid until further written notice from Catholic Charities.

Sincerely,

A handwritten signature in black ink, appearing to be "Jim Gannon", written over a horizontal line.

Jim Gannon  
CEO/Executive Director

**Administrative Offices**  
3301 Candelaria Rd. NE,  
Suite B  
Albuquerque, NM 87107  
Ph: 505.724.4670  
Fax: 505.254.2623

2010 Bridge SW  
Albuquerque, NM 87105  
Ph: 505.247.0442  
Fax: 505.247.8335

4985 Airport Road  
Santa Fe, NM 87507  
Ph: 505.424.9789  
Fax: 505.424.9792

[www.ccasnm.org](http://www.ccasnm.org)



52



August 25, 2014

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, NM 87102  
Telephone: (505) 924-3860

**Re: Catholic Charities - Annexation Petition and Zone Map Amendment Request for 2012 & 2034 Bridge Boulevard SW**

Environmental Planning Commission:

This firm represents Catholic Charities, a New Mexico Nonprofit Corporation, in their effort to annex two parcels of land into the City of Albuquerque and establish City Zoning classification of O-1 (Office & Institutional) for the express purpose of expanding the Catholic Charities Bridge Street Campus, which is currently located adjacent to these parcels at 2010 Bridge Blvd. SW.

The approval of this annexation and zoning request would allow the applicant to expand existing services and embark on its greatest endeavor to date – the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project, in the heart of Albuquerque's South Valley, will allow Catholic Charities to create a single campus where essential services and programs will be available to individuals who seek assistance.

Catholic Charities owns both proposed parcels of land, which are directly adjacent to the current Bridge Street Campus. The applicant would like to combine their current property at 2010 Bridge with the two additional parcels to expand the Bridge Street Campus as noted above, which is a permissive use in O-1 (office & institution) zoning. Included with this request are the architectural renderings and conceptual site plan that depict the desired result of the project. The two additional parcels will be utilized to expand parking and add a two-story building with outdoor play areas.

In September 2013, the Board of County Commissioners approved the application for annexation into the City of Albuquerque. The 1.37 acre parcel was found to have no adverse impacts to the provision of County services or the surrounding lands.

Catholic Charities is in the final planning and fundraising phase of this project. It is anticipated that construction for this project will begin mid 2015.

We respectfully request a recommendation of approval for the Annexation petition and Zone Map Amendment into the City of Albuquerque. If you have any questions regarding the Catholic Charities Bridge Street Campus Expansion, I can be reach at the information below.

Respectfully Submitted,

Angela M. Benson

Angela Benson, Vice President (Agent)  
DSA Architects, LLC.  
4700 Lincoln Road NE, Suite 111  
Albuquerque, NM. 87109  
(505) 342-6200  
[angelab@dsaabq.com](mailto:angelab@dsaabq.com)





Darren Sowell

ARCHITECTS

www.dsaabq.com

505.342.6200

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, New Mexico 87102  
Telephone: (505) 924-3860

August 25, 2014

**Catholic Charities - Annexation Petition and Zone Map Amendment Request, In Accordance with Resolution 54-1990**

**Section 1.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban and Developing Urban are particularly appropriate for the range of urban services which the City can provide, and annexation of such areas into the City is desired and encouraged. More specifically, annexation of areas planned to have urban intensity development will be approved when the following policies are met, unless the City concludes that the anticipated delay in provision of City services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

- a. Compliance with City policy regarding land dedication for public facilities is assured;
- b. The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities: **This project is an expansion to an existing facility in the City limits which is served by City streets, transit, sanitary sewer and storm water facilities. All utilities are in place and are of sufficient capacity for this development. There will be no expenditures to be incurred by the City of Albuquerque for this project.**

- (1) The timing to be per a written City statement of intent as to when it or another public body will be able to provide such capital facilities, such City statement to be issued prior to annexation; and/or

**There will be no expenditures to be incurred by the City of Albuquerque for this project. This future office zoning has full urban facilities and services available to it. Water, sewer, and electricity are readily available to the property and currently serve the existing use adjacent to this property. Direct access is provided from Bridge Blvd. Transit Department is requesting a new bus shelter, however, this would be at the expense of the applicant and would incur no costs by the City of Albuquerque.**

- (2) The timing to remain indefinite but a substantial number of years in the future, based on a written City statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or
- (3)

**This future office zoning has full urban facilities and services available to it. Water, sewer, and electricity are readily available to the property and currently serve the existing use adjacent to this property. Direct access is provided from Bridge Blvd. There will be no expenditures to be incurred by the City of Albuquerque for this project. Transit Department is requesting a new bus shelter, however, this would be at the expense of the applicant and would incur no costs by the City of Albuquerque.**

(3) A commitment by the land owner that he or his successors in interest will, in a manner that City standards, install and pay for such facilities or cause them to be installed and paid.

c. The City may decline an annexation if necessary capital expenditures fall all or partly under paragraph b(2), above, and the City concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case;

**This future office zoning has full urban facilities and services available to it. Water, sewer, and electricity are readily available to the property and currently serve the existing use adjacent to this property. Direct access is provided from Bridge Blvd. There will be no expenditures to be incurred by the City of Albuquerque for this project.**

d. Land annexed shall be to some extent contiguous to the City limits, except land owned by the City may be annexed when it is not contiguous where this is allowed by state statutes; **The parcels requested for annexation are immediately adjacent (contiguous) to developed property in the City limits.**

e. Land to be annexed shall have provision for convenient street access to the City; **The land to be annexed has sufficient ingress/egress to Bridge Boulevard. This property has approximately 320 ft. of linear frontage for vehicle, pedestrian and transit traffic.**

f. Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the City boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the City; **A site plan and grading & drainage plan have already been prepared, the City utilities have been located in Bridge Boulevard and will be easily brought to the property line for development. There are no additional utilities that need to be delivered, thus incurring no capital cost to the City.**

g. City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance. See application material on page 10-10.

**With the approval of this request for annexation, the applicant intends to replat the existing two parcels into one cohesive parcel with the existing facility that is located in the City. This will satisfy the requirement that definite lines demonstrating City jurisdiction and territory.**

**Section 2.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

a. The policies stated in the subsections of Section 1 above; and

- b. Applications are accompanied or preceded by satisfactory plans for each community proposed.

***This project and parcels being requested for Annexation are not identified as being part of the "Reserve"***

**Section 3.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation where the policies of the Semi-Urban and Rural Areas sections of the Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for a low intensity area, as indicated by the Comprehensive Plan, will be assigned. More specifically, annexation in areas planned to be less than urban intensity of development will be approved when the following policies are met:

- a. The policies stated in the subsections of Section 1 above;

***The property being requested for annexation is in the Semi-Urban area of the Comprehensive Plan. The proposed zoning of O-1 will respect the location, intensity and design of new development, existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, recreational concerns because it is compatible with the adjacent O-1 zoning and will not overburden the existing natural or built environment. Furthermore, the proposed O-1 zoning for the parcel to be annexed is consistent with the O-1 zoning in place at the existing Bridge Campus site to the east and will allow for cohesive development. Further demonstrating the adherence to policies of the comprehensive plan in which the general public clearly is better served by this annexation. This proposed development is compatible with the existing commercial development contiguous to the east which includes an office building, post office, restaurant, banking institution and a multitude of retail shopping.***

- b. Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the City will not annex such land unless it:

(1) has at least ten percent of its boundary contiguous to the City boundary; or  
***The parcels being requested are immediately adjacent to the existing city parcel and the existing facility that will be expanded by this approval. The entire length of the requested parcel is contiguous to the City boundary***

(2) does not create an arm of the City's incorporate area which is at any point less than 1,000 feet wide.

***This request does not create an arm of the City's area which is at any point less than 1,000 feet wide.***

- c. Barring exceptional conditions, the City will not annex land on one side of a public street without also annexing the land on the other side of the street; and

- d. Land shall not be annexed unless appropriate City zone categories are available for regulation of development in accord with planned and appropriate land development patterns.

***This request is appropriate for the request zoning designation of O-1 which is the City zoning of the parcel being expanded and adjacent to the parcels being requested. This will allow for the cohesive development of the existing use.***

**Section 4.** Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:

- a. The policies stated in the subsections of Section 1 and above;
- b. The Environmental Planning Commission and the City Council find that the area to be annexed:
  - (1) is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or
  - (2) the land is a City-owned park or open space.
- c. The long term benefits to the City from the proposed annexation are deemed to outweigh City costs; and
- d. The subject property owner's reasons for desiring annexation demonstrate a net benefit to the City and to the public welfare if the annexation is approved.

**Section 5.** The City may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:

- a. That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the City upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available; or
- b. That City-owned land used for a public purpose is being annexed to better facilitate that use.

The approval of this petition for annexation and a zoning designation of O-1 for the site will ensure cohesive development with the adjacent parcel and surrounding areas.

We respectfully request that the EPC support this important community development project for the Southwest Area of Albuquerque.

Sincerely,

*Angela M. Benson*

Angela M. Benson (Agent)  
Vice President  
DSA Architects, LLC  
4700 Lincoln Road NE, Suite 111  
Albuquerque, New Mexico  
Office: (505) 342-6200  
Email: [angelab@dsaabq.com](mailto:angelab@dsaabq.com)

**DSIA**

Darren Sowell  
ARCHITECTS



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City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, New Mexico 87102  
Telephone: (505) 924-3860

August 25, 2014

**Catholic Charities - Annexation Petition and Zone Map Amendment Request, In Accordance with Resolution 270-1980**

This is a request for approval for annexation of 1.37 acres currently in the County of Bernalillo with split zoning of C-N and R-1. Concurrently, we are requesting the establishment of a zoning designation of O-1 (Office and Institution) in the City of Albuquerque. Catholic Charities, the owner of both parcels also owns the adjacent parcel to the east which is developed as Catholic Charities Bridge Street Campus. The subject properties are located on the south side of Bridge Boulevard between Pear Road and the Atrisco Ditch. The property currently has R-1 and C-N zoning, with the majority under C-N designation, the adjoining properties to the east of the subject site are within the jurisdiction of the City of Albuquerque and zoned O-1.

The annexation would allow the applicant to expand existing services and embark on one of its greatest endeavors to date—the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project, in the heart of Albuquerque's South Valley, will allow Catholic Charities to create a single campus where essential services and programs can be distributed to individuals who seek assistance each year under one cohesive jurisdiction with a clear path forward for development.

On September 27, 2013 the Board of County Commissioners reviewed and approved the application for annexation into the City of Albuquerque. The 1.37 acre parcel request was found to have no adverse impacts to the provision of County services or on the surrounding lands remaining under the jurisdiction of Bernalillo County.

Further, annexation will provide continuity of local government oversight and public service to this property and establishment of the zoning designation of O-1 will allow Catholic Charities to expand the current campus under the City's jurisdiction, policies and regulations guiding desired development that will allow for the expansion of approximately +/- 28,000 sq. ft. of the Bridge Campus **in accordance with Resolution 270-1980 (Appendix B):**

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

The proposed zoning of O-1 will respect the location, intensity and design of new development, existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, recreational concerns because it is compatible with the adjacent O-1 zoning and will not overburden the existing natural or built environment. Furthermore, the



proposed O-1 zoning for the parcel to be annexed is consistent with the O-1 zoning in place at the existing Bridge Campus site to the east and will allow for cohesive development. Of significant benefit to the community and the City of Albuquerque that furthers the policies of Resolution 270-1980 is that this project will create approximately 25 new jobs with the expansion of the Children's Learning Center, contributing to the economic vitality of the south valley community but also contributing valuable educational opportunities for the very resident of this community.

Albuquerque/ Bernalillo Comprehensive Code - 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.

The proposed change does not create any adverse impacts to the environmental conditions or carrying capacity, scenic or social resources of the property. In fact, the development of this site will positively contribute to all of these aspects through the development of new, high quality, infill development in an area in need of services. Further, this future commercial site has full urban facilities and services available to it. Water, sewer, and electricity are readily available to the property. Direct access is provided from Bridge Boulevard.

- (B) **Stability of land use 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.**

The purpose of this request to change to COA O-1 is for consistent development and governing criteria for a cohesive expansion of the existing campus property to the east, which is zoned COA O-1. In addition O-1 (City of Albuquerque) zoning exist on a number of parcels directly adjacent to the subject site further east. The use and consistency of development will continue to be consistent with this request and will not create instability.

- (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.**

The subject site is in the Jurisdiction of the Southwest Area Plan (Rank 2). The goals of this plan state that Bridge Boulevard is a desirable location for commercial and office uses that would serve to meet the day-to-day needs of residents in the immediate area. Further, stores and offices could provide much needed additional services and economic activity for the area and diminish the potential for future river crossings by creating areas of education and services within this plan area.

**Southwest Area Plan – Community Involvement and Services Policies – (pg. 83)**  
***“To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care, and public and private services that contribute to the well being of the community.***

The very mission of Catholic Charities' is to create hope for those in need by promoting self-sufficiency, strengthening families, fighting poverty and building community. Catholic Charities in New Mexico has been dedicated to finding solutions to some of the most pressing social challenges individuals and families in our community face. Charities collaborate with various social service providers to

address the needs of those in our community regardless of race, religion, country of origin, disabilities, gender or sexual orientation. Their goal is to provide clients and their families with the tools they need to become self-sufficient. Catholic charities is dedicated to taking aid to a higher level. In response to the increased need for services in the South Valley, Catholic Charities has embarked on one of its greatest endeavors to date—the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project will also allow Catholic Charities to create a single campus where essential services and programs can be distributed to individuals who seek assistance each year.

**Southwest Area Plan - Policy 37 – Public and private sectors shall work together to aid innovative programs that promote improved community services.**

This project will allow Catholic Charities to create a single campus where essential services and programs will be offered to individuals who seek assistance each year. The reality is that each day, more and more people in this community are faced with economic uncertainty and long-term unemployment and are looking to Catholic Charities for assistance. While federal and state funding continues to decline, the need for services provided by Catholic Charities is growing exponentially.

**Albuquerque/Bernalillo County Comprehensive Plan –“Promote neighborhood vitality, public safety, affordable housing, customer service, balanced infrastructure spending, sustainability and infill, economic vitality and cultural development; Reinforce and expand interest in and sense of community as evidenced by the growth of neighborhood organizations and other special purpose community organizations;”**

This project is the epitome of providing “neighborhood vitality and a sense of community” as the services and programs offered at this community center will greatly benefit the very residents in which it serves.

**Albuquerque/Bernalillo County Comprehensive Plan – Education “The availability of educational opportunities and the location of the facilities which provide them are major contributors to building a good city. Opportunity to lead a good life depends on access to education, educational opportunity, in turn, is the foundation for life-long learning.**

This community center project will provide a multitude of learning and educational opportunities for the residents of the South Valley. The very mission of the Catholic Charities is to provide the education programs and services that otherwise would not be offered to economically disadvantaged members of this community.

**Albuquerque/Bernalillo County Comprehensive Plan – Human Services “The City Department of Family and Community Services provides support to the high priority human service needs for disadvantaged. The City also coordinates private and non-profit efforts to supply human services to qualifying residents and as liaison with outside organizations.”**

Once again, this nonprofit organization is aligned with the goals and policies of the Comprehensive Plan to provide service needs to the disadvantaged in the heart of their community.

**Semi-Urban Area – The Goal is to maintain the character and identity of the Semi-Urban areas which have environmental, social or cultural conditions limiting urban land uses.**

**Policy a**

**Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development;**

Prior to requesting annexation, the applicant had a thorough environmental assessment done to ensure development is consistent with soil conditions, existing topography opportunities and existing development. The Albuquerque southwest valley, including the Catholic Charities site, has historically been subject to flooding problems. The areas flat topography, used previously for irrigated fields did not, until recently have flood control infrastructure. A new public storm drain was recently constructed within Bridge Blvd. The applicants design team will due a thorough investigation of the capacity of this system in order to design on site detention ponding. It has been noted by the environmental report that the site is virtually flat. Existing grades are approximately equal to Bridge Blvd. Pavement grades. Storm water falling within the property settles in low areas and infiltrates into the ground. .

Our proposed site drainage will ensure smooth pedestrian and vehicular access between the buildings without the need of ramps. it will provide positive drainage from the building to the street and provide sufficient coverage over proposed private stormy drain system. It will also ensure smooth grade transition to the west ditch road. The site will incorporate landscaped water harvesting basins to collect site discharge and utilize for landscaping and infiltration.

Further, the conceptual building design is designed to complement the existing scenic qualities of this corridor and architectural compatibility.

**Possible Techniques**

**1) Adopt performance standards to minimize impacts of development on soil stability, air and water quality, and on agricultural land.**

Our proposed site drainage will ensure positive drainage from the building to the street and provide sufficient coverage over proposed storm drain system. It will also ensure smooth grade transition to the west ditch road. The site will incorporate landscaped water harvesting basins to collect site discharge and utilize for landscaping and infiltration.

**3) Ensure compatible development and density requirements through a comprehensive land development code and/or the City and the County Zoning Codes.**

The proposed development is designed is such a manner as to be architecturally compatible with existing commercial development in

this corridor. The density meets all applicable city policies therefore further ensuring compatibility.

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

#### **Policy b**

**Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.**

The request for Annexation and establishment of zoning is in full compliance with this policy. The applicant is seeking to integrate the existing Catholic Charities Bridge Street Campus with the new building, both of which play a significant role in the vitality of the community. The economic impact alone will bring 25 new jobs to the south valley community with the expansion of the Children's Learning Center as well as providing a valuable educational opportunity for the children residing in the South Valley.

#### **Policy c**

**The following policies shall govern industrial and commercial development in Semi-Urban areas:**

- **Neighborhood-scale rather than regional-scale commercial centers are appropriate.**
- **Strip commercial development is discouraged in favor of clustered commercial development.**

The applicant is proposing a campus style development in scale with the surrounding commercial development and in harmony with the area residences.

- **Mixed-use areas should protect residential uses in the area, while offering a**
  - 1) Require detailed performance standards through a comprehensive land development code or City and County Zoning Ordinances.**

The proposed development will be in full compliance with all City policies and ordinances already established to guide commercial development.

- (D) The applicant must demonstrate that the existing zoning is inappropriate: (3) a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply:**

The subject request meets all of the policies and criteria of R-270-1980, most notably: The requested O-1 zoning is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan and the

Southwest Area Plan as demonstrated above in the multitude of policies and goals furthered by this request.

- (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 community.**

The establishment of O-1 zoning is appropriate because it is similar to surrounding zoning and will provide cohesive development and stability to the area. In addition, the above-described parcels are contiguous to existing O-1 zoning development and the proposed uses are permissive in the O-1 zoning category. This project proposes no uses that are not permissive in the O-1 zone nor any that would be detrimental to the surrounding area or harmful to the community.

**A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be:**

- a. **Denied due to lack of capital funds, or**
- b. **Granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.**

The subject site is serviceable with City utilities and services and vehicular access is provided on Bridge Boulevard. The development of the parcels will not require any capital improvements by the City. Development of this property will utilize extensions of the water and sanitary sewer services that originate on Bridge Blvd. and service the Bridge Campus adjacent to the east.

- (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 any other economic considerations are not a determining factor in this request. City O-1 zoning will promote commercial development with existing similarly commercially zoned property to the east and allow for the extension of a permissive use on the property furthering infill development and added services for the community.

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

The roadway classification designation has no bearing in this request. The proposed location of the community center institution is based upon serving the needs of the community in which it is located.

- (I) **A zone change request which would give a zone different from surrounding zoning on one small area, especially when only one premise is involved, is generally called a "spot zone".**

This request will not create a spot zone as the property adjacent to the east is COA O-1 as well as several other properties.

**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 an any adopted sector development plan or area development plan.**

This request will not create a strip zone. The area surrounding the property to the east is zoned O-1.

The subject request meets all of the policies and criteria of R-270-1980, most notably: The requested O-1 zoning is more advantageous to the community as articulated in the Comprehensive Plan and the **Southwest Area Plan**.

The **Goal of the Semi-Urban Area** 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 choice in housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.

New growth shall be accommodated through development in areas where vacant land is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensures (policy e).

Where new commercial development occurs, it should be located in existing commercially zoned areas. The adjacent property is currently zoned O-1 and is contiguous to several other parcels of developed property also zoned O-1

A Goal of the Southwest Area Plan is to encourage quality commercial/office/institutional development and redevelopment in response to area needs in already developed/ established commercial zones and areas. The proposed zoning designation of O-1 is consistent with the current zoning and surrounding areas of developed commercial/Office/ Institution use. The proposed lot will be developed as an expansion to an existing office/institution use.

The approval of this petition for annexation and a zoning designation of O-1 for the site will ensure cohesive development with the adjacent parcel and surrounding areas.

We respectfully request that the EPC support this important community development project for the Southwest Area of Albuquerque.

Sincerely,

Angela M. Benson (Agent)  
Vice President  
DSA Architects, LLC  
4700 Lincoln Road NE, Suite 111  
Albuquerque, New Mexico  
Office: (505) 342-6200  
Email: [angelab@dsaabq.com](mailto:angelab@dsaabq.com)



Darren Sowell  
ARCHITECTS



**County of Bernalillo**  
**State of New Mexico**

**Zoning, Building & Planning  
Department**

111 Union Square SE, Suite 100  
Albuquerque, New Mexico 87102  
Office: (505) 314-0350

[www.bernco.gov/zoning-building-and-planning/](http://www.bernco.gov/zoning-building-and-planning/)

Rec'd -  
Oct 1, 2013  
MB

**NOTIFICATION OF DECISION  
BOARD OF COUNTY COMMISSIONERS**



**COMMISSIONERS**

**Maggie Hart Stebbins, Chair**  
District 3

**Debbie O'Malley, Vice Chair**  
District 1

**Art De La Cruz, Member**  
District 2

**Lonnie C. Talbert, Member**  
District 4

**Wayne A. Johnson, Member**  
District 5

**COUNTY MANAGER**

**Tom Zdunek**

**ELECTED OFFICIALS**

**Tanya R. Giddings**  
Assessor

**Maggie Toulouse Oliver**  
Clerk

**Willow Misty Parks**  
Probate Judge

**Dan Houston**  
Sheriff

**Manny Ortiz**  
Treasurer

September 27, 2013

**Catholic Charities**  
6001 Marble Ave NE  
Albuquerque, NM 87110

**SUBJECT: FILE NO: AXBC-20130001**

**LEGAL DESCRIPTION:** The County Planning Commission recommends approval of an annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge Blvd. SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1.37 acres. (L-12) ((Original request submitted by Calvert Menicucci PC., agent for Catholic Charities)

**ACTION: APPROVED AN ANNEXATION INTO THE CITY OF ALBUQUERQUE**

**To Whom It May Concern:**

At the September 24, 2013 public hearing, the Board of County Commission approved a request for annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge Blvd. SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1.37 acres. The decision was based on the following Findings.

1. This is a request for annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1 .37 acres.
2. The property is located adjacent to properties within the jurisdiction of the City of Albuquerque.



3. This request is consistent with Resolution 2011-36 in that there will be no adverse impact on the provision of county services or on surrounding lands remaining under the jurisdiction of Bernalillo County for items such as drainage, access, or traffic generation.
4. This request is consistent with the health, safety and general welfare of the residents of Bernalillo County.

If you have any questions, please feel free to contact me directly at 314-0385.

Sincerely,

ENRICO GRADI

Enrico Gradi  
Community Development Manager

EG/fs

cc: File

Kevin Grovet, Public Works  
CPC Members  
Rene Sedillo, Technology Manager  
Michelle Gricius, AGIS  
Jeff Senseney, Building Official  
Mari Simbaña, Permit Manager  
Geraldine Vermeire, Project Coordinator  
Calvert Menicucci PC, 8900 Washington Pl. NE, Albuquerque, NM 87113  
Jim Gonnon, 3301 Candelario NE, Albuquerque, NM 87110  
John Menicucci, 4333 Pan American Frwy. NE, Albuquerque, NM 87107



# County of Bernalillo

## State of New Mexico

Zoning, Building & Planning  
Department

111 Union Square SE, Suite 100  
Albuquerque, New Mexico 87102

Office: (505) 314-0350

[www.bernco.gov/zoning-building-and-planning/](http://www.bernco.gov/zoning-building-and-planning/)

### NOTIFICATION OF DECISION COUNTY PLANNING COMMISSION



August 9, 2013

#### COMMISSIONERS

Maggie Hart Stebbins, Chair  
District 3

Debbie O'Malley, Vice Chair  
District 1

Art De La Cruz, Member  
District 2

Lonnie C. Talbert, Member  
District 4

Wayne A. Johnson, Member  
District 5

#### COUNTY MANAGER

Tom Zdunek

#### ELECTED OFFICIALS

Tanya R. Giddings  
Assessor

Maggie Toulouse Oliver  
Clerk

Willow Misty Parks  
Probate Judge

Don Houston  
Sheriff

Manny Ortiz  
Treasurer

Catholic Charities  
6001 Marble Ave NE  
Albuquerque, NM 87110

SUBJECT: FILE NO: AXBC-20130001

LEGAL DESCRIPTION: Calvert Menicucci PC., agent for Catholic Charities, requests annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge Blvd. SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1.37 acres. (L-12)

ACTION: RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF ANNEXATION INTO THE CITY OF ALBUQUERQUE

To Whom It May Concern:

At the August 7, 2013 public hearing, the County Planning Commission Recommended Approval of a request for annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge Blvd. SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1.37 acres. The decision was based on the following Findings.

1. This is a request for annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1.37 acres.
2. The property is located adjacent to properties within the jurisdiction of the City of Albuquerque.

69

3. This request is consistent with Resolution 2011-36 in that there will be no adverse impact on the provision of county services or on surrounding lands remaining under the jurisdiction of Bernalillo County for items such as drainage, access, or traffic generation.
4. This request is consistent with the health, safety and general welfare of the residents of Bernalillo County.

If you wish to appeal this decision, you must do so by 12:00 noon on **August 26, 2013** in the manner described below. A filing fee of \$75.00 is required for properties consisting of one (1) acre or less, and \$100.00 is required for all others.

**APPEALS:** Appeal of any denial or approval of an application by the County Planning Commission may be submitted in writing to the office of the Zoning Director within 15 days after the date of the notice of decision by the County Planning Commission.

The date of the notice of decision in question shall not be included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day shall be considered as the deadline for filing the appeal.

A building permit or Certificate of Occupancy & Compliance shall not be issued until any appeal is decided, or the time for filing such appeal has expired.

**WRITTEN NOTICE OF APPEAL SHALL BE FILED WITH THE ZONING DIRECTOR ON THE PRESCRIBED FORM ALONG WITH PAYMENT OF THE REQUIRED FILING FEE.**

If you have any questions, please feel free to contact me directly at 314-0385.

Sincerely,

ENRICO GRADI

Enrico Gradi  
Community Development Manager

EG/fs

---

cc: File

Kevin Grovet, Public Works  
Calvert Menicucci PC, 8900 Washington Pl. NE, Albuquerque, NM 87113  
Jim Gonnon, 3301 Candelario NE, Albuquerque, NM 87110  
John Menicucci, 4333 Pan American Frwy. NE, Albuquerque, NM 87107



# DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for  
Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov). ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at **(505) 924-3914**.

**Zone Map and this Developer Inquiry Sheet MUST be provided with request.**  
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: ☐ Free-Standing Tower -OR- ☐ Concealed Tower  
☒ EPC Submittal ☐ DRB Submittal ☐ LUCC Submittal ☐ Liquor Submittal  
☐ Administrative Amendments (AA's) Submittal ☐ City Project Submittal

CONTACT NAME: Angela Benson (Agent)  
COMPANY NAME: DSA Architects  
ADDRESS/ZIP: 4700 Lincoln Road  
PHONE: (505) 342-6200 FAX: 342-6201

## LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS  
DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tracts 148A1B, 147B1, 147B2A and  
148A1A1A1A1 located at 2012 and 2034  
Bridge Blvd. SW.

LEGAL DESCRIPTION

LOCATED ON 2012 & 2034 Bridge Blvd. SW  
STREET NAME OR OTHER IDENTIFYING LANDMARK  
BETWEEN South Side of Bridge Between Pear AND  
STREET NAME OR OTHER IDENTIFYING LANDMARK Road

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (L-12).

ONC/DevelopInquirySheet/siw (01/26/12)

Annexation and  
Zone Map Amendment



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

August 25, 2014

Angela Benson  
DSA Architects  
4700 Lincoln Rd.  
Phone: 505-342-6200 Fax: 505-342-6201

Dear Angela:

Thank you for your inquiry of August 25, 2014 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (EPC SUBMITTAL) TRACTS 148A1B, 147B1, 147B2A AND 148A1A1A1A1 LOCATED AT 2012 AND 2034 BRIDGE BOULEVARD SW. zone map L-12.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

**SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at [dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Dalaina Carmona*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD ASSOCIATION.**

# ATTACHMENT "A"

August 25, 2014

Angela Benson  
DSA Architects

4700 Lincoln Rd.

Phone: 505-342-6200 Fax: 505-342-6201

**VECINOS DEL BOSQUE N.A. (VDB) "R"**

**\*Rod Mahoney** e-mail: rmahoney01@comcast.net

1838 Sadora Rd. SW/87105 681-3600 (c)

Robert Sanchez

631 Sunset SW/87105 242-7635 (h)

**Website:** www.vecinosdelbosque.org

**Council District:** 3&County

**County District:** 2

**Police Beat:** 118/SW

**Zone Map:** K-L-12-13

## NEIGHBORHOOD COALITIONS

**SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

**\*Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c) e-mail: rmahoney01@comcast.net

Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) e-mail: mbfernandez1@gmail.com

**Website:** www.svcna.org

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

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

e-mail: johnnyepena@comcast.net

Jerry Gallegos, 417 65<sup>th</sup> St. SW/87121 261-0878 (c) e-mail: jgallegos@vdiinm.org

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

**\*Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

e-mail: jfworrall@comcast.net

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

e-mail: hlhen@comcast.net

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| Restricted Delivery Fee (Endorsement Required) | \$0.00    |      |
| Total Postage & Fees                           | \$ \$6.49 |      |

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| Restricted Delivery Fee (Endorsement Required) | \$0.00    |      |
| Total Postage & Fees                           | \$ \$6.49 |      |

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| Restricted Delivery Fee (Endorsement Required) | \$0.00    |      |
| Total Postage & Fees                           | \$ \$6.49 |      |

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| Return Receipt Fee<br>(Endorsement Required)   |    | \$2.70 |
| Restricted Delivery Fee<br>(Endorsement Required)  |    | \$0.00 |
| Total Postage & Fees   | \$ | \$6.49 |

0109



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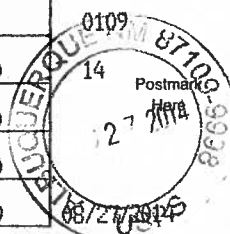
|  |  |
|--|--|
| Sent To  |  |
| Johnny Pena  |  |
| Street, Apt. No.;<br>or PO Box No. 6525 Sunset Gardens |  |
| City, State, ZIP+4 <sup>®</sup> Albuquerque, NM 87121  |  |

PS Form 3800, August 2006 See Reverse for Instructions

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65

75



August 25, 2014

Westside Coalition of N.A.'s  
Attention: Harry Hendriksen  
10592 Rio Del Sole Ct. NW  
Albuquerque, NM. 87114

**Re: NOTIFICATION - Catholic Charities Annexation Petition and Zone Map Amendment Request for 2012 & 2034 Bridge Boulevard SW**

Westside Coalition of N.A.'s

This firm represents Catholic Charities, a New Mexico Nonprofit Corporation, in their effort to annex two parcels of land into the City of Albuquerque and establish City Zoning classification of O-1 (Office & Institutional) for the express purpose of expanding the Catholic Charities Bridge Street Campus, which is currently located adjacent to these parcels at 2010 Bridge Blvd. SW.

The approval of this annexation and zoning request would allow the applicant to expand existing services and embark on its greatest endeavor to date – the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project, in the heart of Albuquerque's South Valley, will allow Catholic Charities to create a single campus where essential services and programs will be available to individuals who seek assistance.

Catholic Charities owns both proposed parcels of land, which are directly adjacent to the current Bridge Street Campus. The applicant would like to combine their current property at 2010 Bridge with the two additional parcels to expand the Bridge Street Campus as noted above, which is a permissive use in O-1 (office & institution) zoning. Included with this request are the architectural renderings and conceptual site plan that depict the desired result of the project. The two additional parcels will be utilized to expand parking and add a two-story building with outdoor play areas.

In September 2013, the Board of County Commissioners approved the application for annexation into the City of Albuquerque. The 1.37 acre parcel was found to have no adverse impacts to the provision of County services or the surrounding lands.

We respectfully request a recommendation of approval for the Annexation petition and Zone Map Amendment into the City of Albuquerque. If you have any questions regarding the Catholic Charities Bridge Street Campus Expansion, I can be reach at the information below.

Respectfully Submitted

Angela Benson, Vice President (Agent)  
DSA Architects, LLC.  
4700 Lincoln Road NE, Suite 111  
Albuquerque, NM. 87109  
(505) 342-6200  
[angelab@dsaabq.com](mailto:angelab@dsaabq.com)

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM  
NO MEETING REPORT**

**Project #:** 1010208

**Date Submitted:** September 29, 2014

**Facilitator:** Diane Grover

**Case Planner:** Maggie Gould  
924-3910  
mgould@cabq.gov

**Parties:** Catholic Charities Foundation, Applicant  
DSA Architects, Angela Benson, Agent  
Vecinos del Bosque N.A.  
South Valley Coalition of Neighborhoods  
Southwest Alliance of Neighbors ("SWAN")  
Westside Coalition of N.A.'s

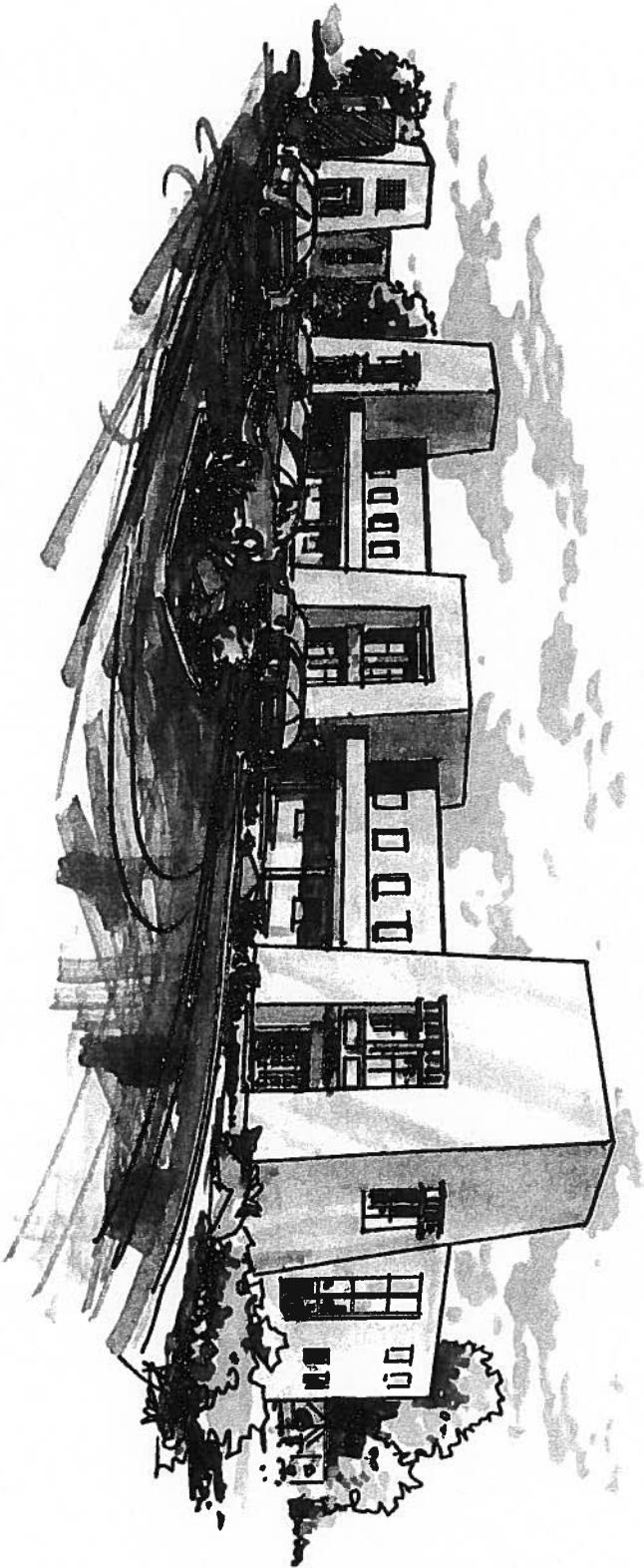
**Summary:**

Angela Benson of DSA Architects, as agent for Catholic Charities Foundation, requests a zone map amendment for all or a portion of Lots 148A1B, 147B1, 147B2A, 148A-1A1A1 at 2012 and 2043 Bridge Boulevard SW between Anthony Lane SW and Pear Rd. SW.

Angela Benson was willing to meet with neighbors but had not heard from any. After getting no response to an email to the above neighborhood groups, facilitator spoke with Robert Sanchez with Vecinos del Bosque N.A. who reported that they have no problem with this request. Johnny Pena or SWAN also stated they had no problem with this request. Rod Mahoney of South Valley Coalition of Neighborhoods did not respond to an email or phone call from facilitator. Jerry Worrall of the Westside Coalition of NA's stated he would run this by his group at their meeting and would let me know if they wanted a meeting. I never heard back from Jerry,

There will be no facilitated meeting in connection with this project.

Site Plans are for illustrative purposes only. The EPC will not take action on these plans.

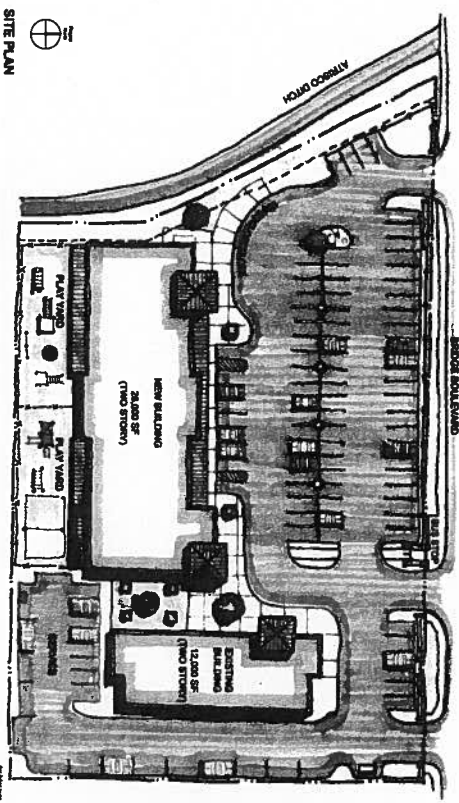


79

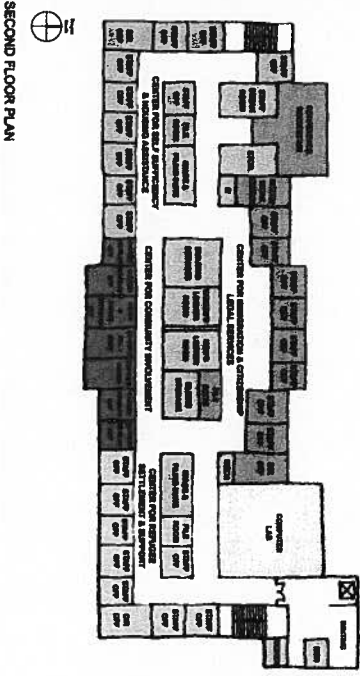
VIEW FROM THE NORTHWEST  
CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS

07-27-2012

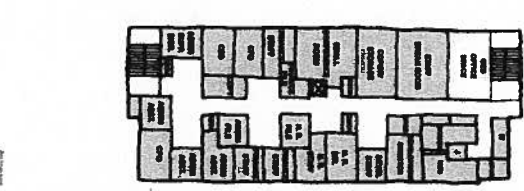
Architecture  
Interiors  
Planning  
Sustainable Design  
Van H. Gilbert Architect PC



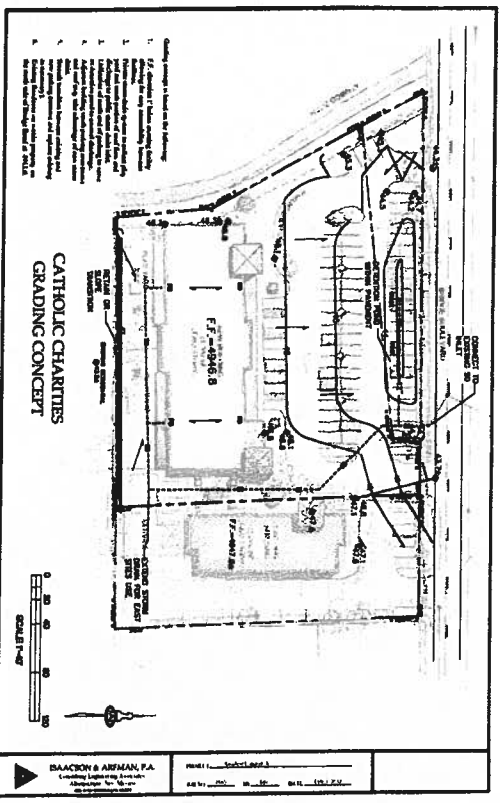
**SITE PLAN**  
CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS  
SCALE: 1"=50'-0"  
10-27-2011  
Van H. Gilbert Architects PC



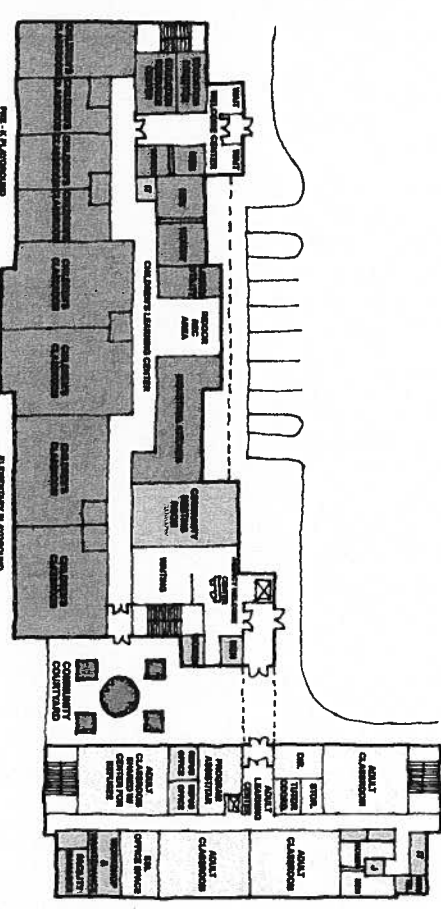
**SECOND FLOOR PLAN**  
CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS  
SCALE: 1/8"=1'-0"  
12-08-2012  
Van H. Gilbert Architects PC



**FIRST FLOOR PLAN**  
CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS  
SCALE: 1/8"=1'-0"  
12-08-2012  
Van H. Gilbert Architects PC



**CATHOLIC CHARITIES**  
GRADING CONCEPT  
SCALE: 1"=40'  
10-27-2011  
Van H. Gilbert Architects PC



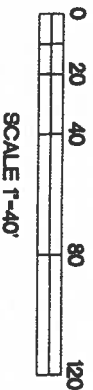
**CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS**  
SCALE: 1/8"=1'-0"  
12-08-2012  
Van H. Gilbert Architects PC

| NO. | DATE       | DESCRIPTION    | BY             | CHECKED        |
|-----|------------|----------------|----------------|----------------|
| 1   | 10-27-2011 | Initial Design | Van H. Gilbert | Van H. Gilbert |
| 2   | 11-15-2011 | Revised Design | Van H. Gilbert | Van H. Gilbert |
| 3   | 12-08-2012 | Final Design   | Van H. Gilbert | Van H. Gilbert |

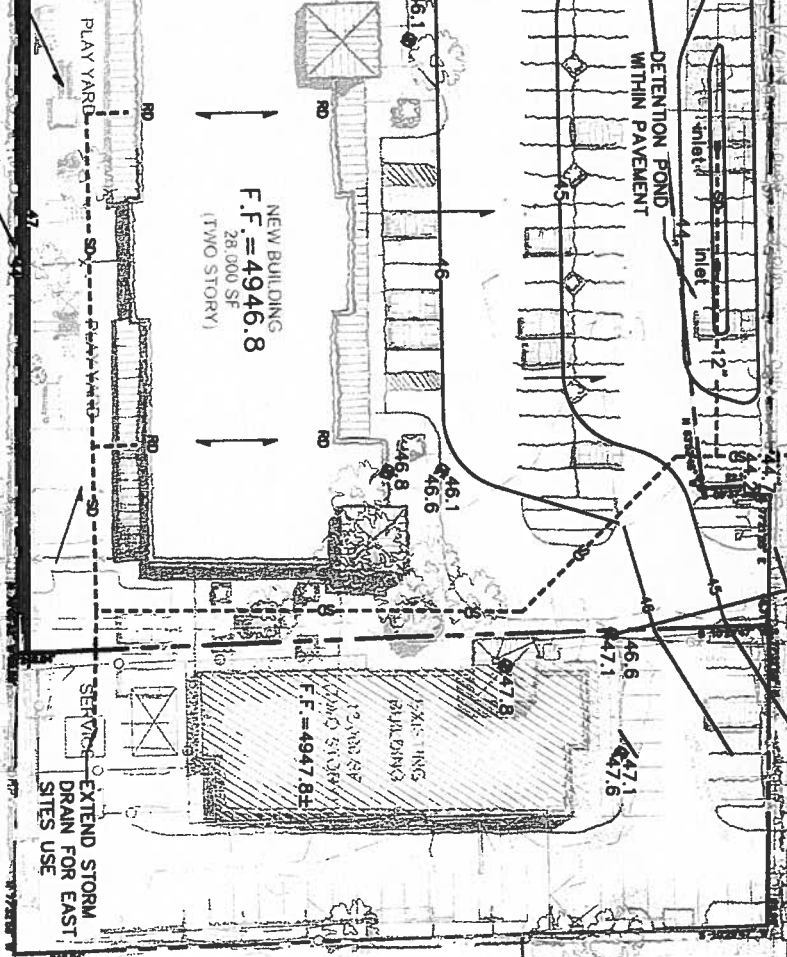
**PRESENTATION PLANS**  
G-100

- Grading concept is based on the following:
1. F.F. elevation 1' below existing facility allowing for easy accessibility between facilities.
  2. Private storm drain system to collect play yard and south portion of roof flow and discharge to public storm drain inlet.
  3. Utilization of north end of parking to serve as detention pond to control discharge.
  4. Adjacent building south parking area (new) and roof may take advantage of new storm drain.
  5. Smooth transition between existing and new parking (remove and replace existing as necessary).
  6. Existing floodzone on within property on the north side of Bridge Road at 4943.0.

## CATHOLIC CHARITIES GRADING CONCEPT



RETAIN OR  
SLOPE  
TRANSITION  
EXISTING RESIDENTIAL  
43.52



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
Albuquerque, New Mexico  
1800 C-701-0000/engr 01.2012

PROJECT Grading Concept 'A'  
JOB NO. 1850 BY hgf DATE Feb. 7, 2012

18



# 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

October 9<sup>th</sup>, 2014

Catholic Charities Foundation  
3301 Candelaria Rd NE Suite B  
Albuquerque NM 87107

**Project 1010208**  
14EPC- 40059 Annexation  
14EPC 40060 Zone Map  
Amendment/Establishment of Zoning

### LEGAL DESCRIPTION:

For all or a portion of MRGCD MAP 42, tracts  
148A1B, 147B1, 147B2A, 148A1A1A1A1  
Bridge Boulevard between Anthony Lane and  
Pear Road

PO Box 1293

Albuquerque

On October 9<sup>th</sup>, 2014, the Environmental Planning Commission (EPC), voted to Forward a Recommendation of APPROVAL to the City Council for Project 1010208, 14EPC-40059, a request for Annexation, based on the following Findings and Conditions:

### 14-EPC-40059 Annexation:

### FINDINGS:

1. This is a request for the annexation for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located Bridge Boulevard between Anthony Lane and Pear Road and containing approximately 1.37 acres.
2. The applicant would like to annexation the subject site into the City in order to consolidate the subject site with an adjacent parcel and expand the existing Catholic Charities campus.
3. This request was approved by the Bernalillo County Commission in September of 2013 (AXBC-201330001).

www.cabq.gov



4. The Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Semi Urban Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

**Land Use Semi-Urban Area**

- a. Policy II.B.4.a : Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

*The proposed zone will allow development that is consistent with the existing development. The zoning will be the same zoning that is on the property to the east and will allow uses that are compatible with the existing residential uses to the south and west of the site. Policy II.B.4.a is furthered.*

- b. Policy II.B.4.b : Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

*The proposed zone will allow development that is compatible with the economic policy, historical and socio cultural values of the area by allowing the expansion of any existing facility that provides services to the local community and by allowing uses that are compatible with the existing uses and character of the area because they are of a low intensity. Policy II.B.4.b is furthered.*

- c. Policy II.B.4.c : The following policies shall govern industrial and commercial development in Semi-Urban areas:
  - Neighborhood-scale rather than regional-scale commercial centers are appropriate.
  - Strip commercial development is discouraged in favor of clustered commercial development.
  - Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.
  - Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.

***The proposed zone will allow the development of buildings that are not more than 26 feet in height within 85 feet of a lot zoned for residential uses; this will protect the residential areas to the south and west while still allowing reasonable development that may provide some employment opportunities. The site is small and will allow a neighborhood scale development. Mineral extraction is not allowed under the proposed zone.***

Economic Development

- a. Economic Development Policy II.C.6: New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

***The applicant states that the expansion of the existing campus will create 25 new jobs in an area of need. The 2010 Census lists the South Valley as census-designated place (CDP) with a median family income of \$32,833. Approximately 21 % of area residents live below the poverty line. The median income city wide was \$46,979. Economic Development Policy II.C.6 is furthered by this request.***

Education

- a. Education Policy II.C.7.a: A variety of opportunities for post-secondary and adult education and training shall be supported.
- b. Education Policy II.C.7.g: Adult literacy shall be increased.

***The applicant provides education and literacy training to adults through their existing programs. The annexation and proposed zoning will allow the expansion of these services. Policies II.B.7.a and g are furthered.***

Human Services

- a. Human Services Goal: to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the plan area.
- b. Human Services Policy II.C.8.a: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

***The goal and policy II.C.8.a: are furthered by this request because it will allow the expansion of an existing social service provider located in an area of need. The site has good transit access and is centrally located.***

6. Goals and policies of the Southwest Area Plan are furthered.

- a. Community Involvement and Services Policies Goal: To foster a healthy community, we want services, programs and educational resources that

collaborate to invest in all individuals. We want opportunities to learn, access to health and social care and public and private services that contribute to the wellbeing of the community.”

***The Community Involvement and Services goal is furthered by this request because the proposed zoning will allow the expansion of the existing facility that provides a variety of social services to the community. The applicant is the owner of the site and intends to proceed with this expansion.***

- a) Policy 36: Public and Private sectors shall work together to support innovative programs that promote improved community services.

***The applicant is a private provider of social services, including housing, education and legal consultation, to a wide variety of people. The request will allow the expansion of private services within walking distance of existing public and private services. Policy 36 is furthered.***

7. The applicant has justified the Annexation request pursuant to R-54-1990 as follows:

(A) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban, and Developing Urban are particularly appropriate for the range of urban services which the city can provide, and annexation of such areas into the city is desired and encouraged. More specifically, annexation of areas planned to be urban intensity of development will be approved when the following policies are met, unless the city concludes that the anticipated delay in provision of city services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

(1) Compliance with city policy regarding land dedication for public facilities is assured;

(2) The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities: ***Although the site is within the Semi-urban area, the site has full access to urban services; staff agrees that there should be no expenditures from the city for this request.***

(a) The timing to be per a written city statement of intent as to when it or another public body will be able to provide such capital facilities, such city statement to be issued ***The site has full access to urban services; staff agrees that there should be no expenditures from the city for this request.***

(b) The timing to remain indefinite but a substantial number of years in the future, based on a written city statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or ***The site has full access to urban services, staff agrees that there should be no expenditures from the city for this request.***

(c) A commitment by the land owner that he or his successors in interest will, in a manner that satisfies city standards, install and pay for such facilities or cause them to be installed and paid. ***The site has full access to urban services, staff agrees that there should be no expenditures from the city for this request.***

(3) The city may decline an annexation if necessary capital expenditures fall all or partly under division (2)(b) above, and the city concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case;

(4) Land annexed shall be to some extent contiguous to the city limits, except land owned by the city may be annexed when it is not contiguous where this is allowed by state statutes;

(5) Land to be annexed shall have provision for convenient street access to the city;

***Staff agrees that this request meets the requirements of 4 and 5 above. The subject site is contiguous to City land and has full access from a major, developed road.***

(6) Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the city boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the city;

***Staff agrees that there are existing utilities and other services at the site. The site has a clear boundary that is already registered with the County Assessor.***

(7) City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance.

***Staff agrees that boundary lines are clear and with the re-platting action will be clear once the subject site is annexed.***

(B) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

(1) The policies stated in the subsections of division (A) above; and

(2) Applications are accompanied or preceded by satisfactory plans for each community proposed.

***The subject site is within the boundaries of the Semi-Urban area, not the reserve area.***

(C) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation where the policies of the Semi-Urban and Rural Areas sections of the Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for a low intensity area, as indicated by the Comprehensive Plan, will be assigned. More specifically, annexation in areas planned to be less than urban intensity of development will be approved when the following policies are met:

(1) The policies stated in the paragraphs of division (A) above;

***The proposed O-1 zone will allow low intensity development that is compatible with the existing development. The O-1 zone is mapped in many places in the City adjacent to R-1, single family development and is general considered by the Planning Department to be a low intensity zone.***

(2) Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the city will not annex such land unless it:

(a) Has at least 10% of its boundary contiguous to the city boundary; or

***The subject site is directly adjacent to city property along its entire eastern boundary.***

(b) Does not create an arm of the city's incorporate area which is at any point less than 1,000 feet wide.

***The parcel is approximately 260 feet wide; this is same length as the existing city parcel to the east. In section 2(a) above, the parcel meets the criteria of adjacency and so does not have to meet this requirement also.***

(3) Barring exceptional conditions, the city will not annex land on one side of a public street without also annexing the land on the other side of the street; and

(4) Land shall not be annexed unless appropriate city zone categories are available for regulation of development in accord with planned and appropriate land development patterns.

***The City land in the area is south of Bridge Blvd, these parcels add to the existing 30 acres of City land on the south side of the street. The north side of the street is an existing alfalfa field. The O-1 zoning is appropriate for the subject site because it will be the same as the adjacent property to the east and will contain uses that allow low intensity development that complements the exiting development patterns. This satisfies the requirement of 3 and 4 above.***

(D) Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:

(1) The policies stated in the paragraphs of division (A) above;

(2) The Environmental Planning Commission and the City Council find that the area to be annexed:

(a) Is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or

(b) Is a city-owned park of open space.

(3) The long term benefits to the city from the proposed annexation are deemed to outweigh city costs; and

(4) The subject property owner's reasons for desiring annexation demonstrate a net benefit to the city and to the public welfare if the annexation is approved.

***The property is within Bernalillo County, Section D does not apply.***

(E) The city may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:

(1) That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the city upon annexation, and that no

other adequate and timely remedy for the removal or material alleviation of such hazard is available; or

(2) That city-owned land used for a public purpose is being annexed to better facilitate that use.

***The policies in Section A are generally met.***

8. No infrastructure or dedication of land is needed to support this annexation.
9. A replat may be required before a building permit can issued for the site.
10. The annexation is subject to final approval by the City Council.
11. A request to establish the O-1 zone in the site is heard concurrently with this request (14EPC-40060). The approval of the zoning is also contingent upon the approval of the annexation.
12. The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighbors and the Westside Coalition of Neighbors were notified. Property owners within 100 feet of the site were also notified.

#### **Findings 14EPC -40060 Zone Map Amendment/Establishment of Zoning**

1. This is a request for a zone map amendment/establishment of zoning for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located Bridge Boulevard between Anthony Lane and Pear Road and containing approximately 1.37 acres from C-N, Bernalillo County Neighborhood Commercial, to O-1 office and institutional zone in the City of Albuquerque.
2. A request for annexation (14EPC-40059) is heard with this request. The approval of the zoning is also contingent upon the approval of the annexation. The City Council will make the final determination regarding the annexation and zoning.
3. The annexation was approved by Bernalillo County in September of 2013 (AXBC-20130001).

4. The Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Semi Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use Semi-Urban Area

- d. Policy II.B.4.a : Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

*The proposed zone will allow development that is consistent with the existing development. The zoning will be the same zoning that is on the property to the east and will allow uses that are compatible with the existing residential uses to the south and west of the site. Policy II.B.4.a is furthered.*

- e. Policy II.B.4.b : Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

*The proposed zone will allow development that is compatible with the economic policy, historical and socio cultural values of the area by allowing the expansion of any existing facility that provides services to the local community and by allowing uses that are compatible with the existing uses and character of the area because they are of a low intensity. Policy II.B.4.b is furthered.*

- f. Policy II.B.4.c : The following policies shall govern industrial and commercial development in Semi-Urban areas:
  - Neighborhood-scale rather than regional-scale commercial centers are appropriate.
  - Strip commercial development is discouraged in favor of clustered commercial development.
  - Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.
  - Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.

***The proposed zone will allow the development of buildings that are not more than 26 feet in height within 85 feet of a lot zoned for residential uses; this will protect the residential areas to the south and west while still allowing reasonable development that may provide some employment opportunities. The site is small and will allow a neighborhood scale development. Mineral extraction is not allowed under the proposed zone.***

#### Economic Development

- b. Economic Development Policy II.C.6: New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

***The applicant states that the expansion of the existing campus will create 25 new jobs in an area of need. The 2010 Census lists the South Valley as census-designated place (CDP) with a median family income of \$32,833. Approximately 21 % of area residents live below the poverty line. The median income city wide was \$46,979. Economic Development Policy II.C.6 is furthered by this request.***

#### Education

- c. Education Policy II.C.7.a: A variety of opportunities for post-secondary and adult education and training shall be supported.
- d. Education Policy II.C.7.g: Adult literacy shall be increased.

***The applicant provides education and literacy training to adults through their existing programs. The annexation and proposed zoning will allow the expansion of these services. Policies II.B.7.a and g are furthered.***

#### Human Services

- c. Human Services Goal: to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the plan area.
- d. Human Services Policy II.C.8.a: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

***The goal and policy II.C.8.a: are furthered by this request because it will allow the expansion of an existing social service provider located in an area of need. The site has good transit access and is centrally located.***

6. Goals and policies of the Southwest Area Plan are furthered.



- a. Community Involvement and Services Policies Goal: To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care and public and private services that contribute to the wellbeing of the community.”

***The Community Involvement and Services goal is furthered by this request because the proposed zoning will allow the expansion of the existing facility that provides a variety of social services to the community. The applicant is the owner of the site and intends to proceed with this expansion.***

- b. Policy 36: Public and Private sectors shall work together to support innovative programs that promote improved community services.

***The applicant is a private provider of social services, including housing, education and legal consultation, to a wide variety of people. The request will allow the expansion of private services within walking distance of existing public and private services. Policy 36 is furthered.***

7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

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

***Staff agrees that request is consistent with health, safety, morals and general welfare of the City. None of the uses allowed in the proposed zone would be considered harmful and the expansion of services allowed by the new zone will benefit the community.***

- 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 is the same as the adjacent parcel to the east. The uses in the proposed zone are similar, but slightly more restrictive than what is currently allowed. The type of development allowed will be compatible with the existing development in terms of height, uses and scale.***

- 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.

***The applicant states that requested zoning will provide needed educational and social services and economic development by allowing the expansion of an existing, compatible use in the area. The zoning will be consistent with adjacent property.***

***The applicant refers to Semi Urban area goal and policies a,b and c. and the Education, Human Services and the Community Identity goals. The applicant also***

*cites the Community Involvement and Services goal and policy 37 of the Southwest Area Plan. Staff believes that Economic Development Policy II.C.6., Education Policy II.C.7.a and Policy II.C.7.g, Human Services Goal and Policy II.C.8.a are also relevant.*

- 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 the proposed zoning will be more advantageous to the community as articulated in the applicable plans and policies because it will allow the expansion of an use that benefits the community by providing needed services.*

***Staff's Response (refer to policy analysis)***

- 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.

***Staff agrees that the uses in the O-1 will not be harmful to community. The allowed uses are generally considered to be low intensity and compatible with residential development.***

- 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.

***Staff agrees that the site has access to a full range of urban services and should not require any additional resources from the City.***

- 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 applicant is the owner of the site and the expansion of the existing use on the adjacent site will benefit the community. The applicant has justified this request using the applicable goals and policies and has not referenced the cost of land.***

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

***The applicant has justified this request using applicable plans and policies. The location is appropriate for the propped zone.***

- 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.

*There is similar zoning to the east and similar use. This is not 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.

*The request will add to the existing O-1 zoned property, the uses in the O-1 zone are not very different from the existing C-N zone, the request will still allow low intensity development.*

8. The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighbors and the Westside Coalition of Neighbors were notified. Property owners within 100 feet of the site were also notified.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 24<sup>th</sup>, 2014**. 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

Official Notice of Decision

Project 1010208

October 9<sup>th</sup>, 2014

Page 13 of 13

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.

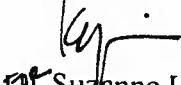
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of 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.

Sincerely,

  
for Suzanne Lubar  
Planning Director

SL/xx/xx

cc:

Angela Benson  
Catholic Charities Foundation

4700 Lincoln Road NE Suite 111 ABQ, NM 87109  
3301 Candelaria Road NE Suite B ABQ, NM 87107

- ~~d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.~~

~~MOVED BY COMMISSIONER MULLEN  
SECONDED BY CHAIR NICHOLLS~~

~~MOTION PASSED~~

**5. Project# 1010208**  
14EPC-40059 Annexation  
14EPC-40060 Amendment to Zone Map  
Amendment (Zone Change)

DSA Architects, agent for Catholic Charities Foundation, request the above actions for all or a portion of Lots 148A1B, 147B1, 147B2A, 148A1A-1A1A1, 2012 AND 2043 Bridge Blvd SW, zoned C-N and R-1, located on Bridge Blvd. between Anthony Lane and Pear Road, containing approximately 1.37 acre(s). (L-12)  
Staff Planner: Maggie Gould

**STAFF PRESENTING CASE:**  
Maggie Gould

**PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:**

MR NICHOLLS: I believe we are ready. Ms. Gould for Agenda Item #5, please?

MS GOULD: Good Morning Mr. Chair and Commissioners. This is Project 1010208 14EPC-40059 and 14EPC-40060. This is a request for annexation and establishment of zoning for a 1.37 acre parcel located outside the city limits in Bernalillo County. This request was approved by the Bernalillo Commission before submittal to the EPC as required by State Statues. The site is MRGCD Map 42 Tract 148A1B, 147B1, 147B2A and 148A1A1A1A1. The site is located on Bridge Blvd between Anthony Lane and Pear Rd in this Semi-Urban area of the comprehensive plan and is within the boundaries of the southwest area plan. The site is zone C-N Bernalillo County Neighborhood Commercial and the applicant is requesting the O-1 Office and Institutional Zone in the City of Albuquerque zoning code.

The applicant is justifying the annexation request because the site is contiguous to city land has access to existing City services and developed roadway network and will not require unprogrammed capital outlay on that part of the city. The applicant has justified the proposed zone as being more advantageous to the community because it will allow the expansion of the needed community service and will be low intensity zone and it will be compatible with the surrounding development.

The zone map amendment is needed as part of the annexation request to establish a zone that is within the City of Albuquerque zoning code. Affected neighborhoods, Neighborhood Associations and property owners within 100 feet were notified. The Neighborhood Associations were offered a

facilitated meeting but declined because there were no concerns regarding these requests. Staff has not received any public comment and there is no known opposition.

The EPC will be recommending body to City Council for this request. City Council will make the final decision on the annexation and establishment of zoning. The staff is recommending the recommendation of approval for both requests before forwarding this to City Council. Staff would also like to point out a piece of arrata which is on page 18 under the recommendation, the legal description needs to be added as noted in finding 1 and then the part of that sentence which reads, "subject to the following conditions should be deleted" and with that I will stand for any questions.

CHAIR NICHOLLS: Commissioners, any questions? Let's go ahead and hear from the applicant please.

MS ANGELA BENSON: Good Morning Mr. Chair and Commissioners.

CHAIR NICHOLLS: Good Morning, if you would state your name and address for the record please.

MS BENSON: Angela Benson, DRS Architects 4700 Lincoln Blvd, Albuquerque, NM.

CHAIR NICHOLLS: Do you swear to tell the truth under penalty of perjury?

MS BENSON: I do, sir.

CHAIR NICHOLLS: Okay, go ahead Madam. You have ten minutes.

MS BENSON: Great thank you. I won't take ten minutes. I won't waste any of your time. Catholic Charities is embarking on one of the greatest endeavor to date the construction of the Catholic Charities Community Service Center known as Casa de Corazon. Our request before EPC today to allow the annexation in establishment in zoning to O-1 will be the first step in the expansion and construction of a single canvas where essential services and programs can be distributed to individuals within the community that it will serve and be constructed within. We believe that staff has done an excellent job in representing our request in terms of city policy. So at this point, we're going to keep it short. I would like to introduce Mr. Jim Gannon, the CEO of Catholic Charities, Mr. John Menicucci and Mr. Dave Grieves both members of the Board of Directors.

Mr. Gannon will give a brief presentation and our team will stand for any questions that you may have regarding our projects, our request for annexation and zoning. Thank you.

CHAIR NICHOLLS: Thank you. Good Morning sir, if you will state your name and address for the record, please?

MR GANNON: Jim Gannon CEO Catholic Charities, 3301 Candelaria.

CHAIR NICHOLLS: Do you swear to tell the truth under penalty of perjury?

MR GANNON: Certainly.

CHAIR NICHOLLS: Okay.

MR. GANNON: Thank you for this opportunity to address you Commissioners. Catholic Charities has a long history in Bernalillo County and in the City of Albuquerque and beyond that in the Archdiocese and the State of New Mexico. We serve over 12,500 of most vulnerable citizens of our state predominantly here in Bernalillo County and Albuquerque. This facility will enable us to expand needed services that we have talked with for years with our collaborators including the City of Albuquerque, the County of Bernalillo and the State of New Mexico in providing childcare, superior childcare. Our facility is outdated and too small and the community desperately needs that in the South Valley. That's one area, adult education; we address the needs of so many of the folks in that area through these facilities currently, our facility that's currently on the property that we're wishing to annex into. Excuse me, I know human services but I don't know zoning and planning so if I don't use the right terms please forgive me. I should say that. We provide case management service to thousands of folks facing homelessness and particular families who work with the City of Albuquerque, administering stimulus money that kept over 800 families here in Albuquerque in homes and not on the streets during the worst of our recession and we continue to do that today. This is what we will be doing out of this facility and that's why we need the facility. With that, I rather open it to questions than trying to mind read.

CHAIR NICHOLLS: Commissioners any questions? No. Do you have any other on your team who wants to offer their thoughts?

MS BENSON: Mr. Chair, no. We believe that our request is very justified and that we met all the policies to further a recommendation of approval. So we at this point, we just request that you recommend an approval and let us get with our day and you get on with your day.

CHAIR NICHOLLS: We have a quite a long day ahead of us, believe me. Let me ask you this if you would since you're the point now of looking at this before we start to get into final arguments. Are you comfortable with the findings and conditions for both of these parts of the request?

MS BENSON: Yes Chair and Commissioners. I worked very diligently with staff planning and we are comfortable with our findings and we're all in agreement. I believe there are no conditions of approval. We are fine with the report.

CHAIR NICHOLLS: Thank you. Do we have any one signed up from public?

MS HENRY: No.

CHAIR NICHOLLS: Okay. Commissioner Hudson?

COMMISSIONER HUDSON: Thank you Mr. Chair. I would like to just I like to just check with staff or the applicant. I noticed here in September 27<sup>th</sup> of 2013 the Board of County Commissioners had a notification of decision to recommend approval of annexation to City of Albuquerque. I just want to confirm that they're has not been a deadline lapse and that still stands whether that is Ms. Gould or Ms. Jacobi is that still stand is good being that it's being longer than a year.

MS GOULD: Mr. Chair, Commissioner Hudson, Ms. Jacobi says she not aware of an expiration date on that County Commissioner approval.

COMMISSIONER HUDSON: Thank you Ms. Gould. I did not know the ruling on that so I just wanted to put that into the record to make sure that was the case. Thank you.

CHAIR NICHOLLS: Just to go back on the applicant, do you have anything for us in closing?

MS BENSON: I do not Commissioner Chair unless you have anything?

CHAIR NICHOLLS: Thank you. Ms. Gould we are over to you again. Did I hear you say you had something else to add to it was it conditions or not?

MS GOULD: Mr. Chair, Commissioners no although, I do have the county annexation procedures and section 4 just says, "If the annexation request is approved for the Board of County Commissioners, the applicant may then proceed to the municipality to request annexation following municipality procedure." So the county procedures don't appear to have an expiration date.

CHAIR NICHOLLS: Thank you for that clarification. Commissioners, is there anything final from your prospective. Commissioner Hudson?

COMMISSIONER HUDSON: Thank you Mr. Cahir. I would like to thank both the staff and the applicant for working together and everyone agreeing to everything in the staff report. It's very...it's a, it's a nice thing especially today that being the case. I would also like to thank Catholic Charities for everything that you do. I think it's great what you do for our community and I would, I support this project and I certainly wish you the very best.

CHAIR NICHOLLS: Let's go ahead and close the floor any further discussions Commissioners? Commissioner Peck?

COMMISSIONER PECK: Thank you Mr. Chair. I'm prepared to make a motion regarding Project #1010208 case number 14EPC-40059 approval of annexation. I make a motion subject to findings 1 through 12 as noted in the staff report.

CHAIR NICHOLLS: I have a motion, a second. Any further discussion on the motion hearing none those in favor say, "Aye."

ALL: Aye.

CHAIR NICHOLLS: Those against say, "No". Motion carries unanimously. Commissioner Peck?

COMMISSIONER PECK: Thank you Mr. Chair. Regarding Project #1010208 14EPC-40060 establishment of zoning recommendation to City Council, I make a motion of approval subject to findings 1 through 8 and I believe, do we have a bit of amendment. I think none. Okay. That's all I have to say about that.

COMMISSIONER MULLEN: I'll second.

CHAIR NICHOLLS: Okay we have a motion and a second. Commissioner any further discussion on the motion, hearing none those in favor say, "Aye".

ALL: Aye.



CHAIR NICHOLLS: Those against say, "No". Motion carries unanimously. Thank you.

**FINAL ACTION TAKEN:**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission (EPC), **RECOMMENDS APPROVAL** to the City Council for Project 1010208, 14EPC-40059, a request for Annexation, and 14EPC -40060 Zone Map Amendment/Establishment of Zoning based on the following Findings and Conditions:

**14-EPC-40059 Annexation:**

**FINDINGS:**

1. This is a request for the annexation for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located Bridge Boulevard between Anthony Lane and Pear Road and containing approximately 1.37 acres.
2. The applicant would like to annexation the subject site into the City in order to consolidate the subject site with an adjacent parcel and expand the existing Catholic Charities campus.
3. This request was approved by the Bernalillo County Commission in September of 2013 (AXBC-201330001).
4. The Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Semi Urban Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

**Land Use Semi-Urban Area**

- a. Policy II.B.4.a : Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

*The proposed zone will allow development that is consistent with the existing development. The zoning will be the same zoning that is on the property to the east and will allow uses that are compatible with the existing residential uses to the south and west of the site. Policy II.B.4.a is furthered.*

- b. Policy II.B.4.b : Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

***The proposed zone will allow development that is compatible with the economic policy, historical and socio cultural values of the area by allowing the expansion of any existing facility that provides services to the local community and by allowing uses that are compatible with the existing uses and character of the area because they are of a low intensity. Policy II.B.4.b is furthered.***

- c. Policy II.B.4.c : The following policies shall govern industrial and commercial development in Semi-Urban areas:
- Neighborhood-scale rather than regional-scale commercial centers are appropriate.
  - Strip commercial development is discouraged in favor of clustered commercial development.
  - Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.
  - Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.

***The proposed zone will allow the development of buildings that are not more than 26 feet in height within 85 feet of a lot zoned for residential uses; this will protect the residential areas to the south and west while still allowing reasonable development that may provide some employment opportunities. The site is small and will allow a neighborhood scale development. Mineral extraction is not allowed under the proposed zone.***

#### Economic Development

- a. Economic Development Policy II.C.6: New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

***The applicant states that the expansion of the existing campus will create 25 new jobs in an area of need. The 2010 Census lists the South Valley as census-designated place (CDP) with a median family income of \$32,833. Approximately 21 % of area residents live below the poverty line. The median income city wide was \$46,979. Economic Development Policy II.C.6 is furthered by this request.***

#### Education

- a. Education Policy II.C.7.a: A variety of opportunities for post-secondary and adult education and training shall be supported.
- b. Education Policy II.C.7.g: Adult literacy shall be increased.

***The applicant provides education and literacy training to adults through their existing programs. The annexation and proposed zoning will allow the expansion of these services. Policies II.B.7.a and g are furthered.***

#### Human Services

- a. Human Services Goal: to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the plan area.

- b. Human Services Policy II.C.8.a: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

***The goal and policy II.C.8.a: are furthered by this request because it will allow the expansion of an existing social service provider located in an area of need. The site has good transit access and is centrally located.***

6. Goals and policies of the Southwest Area Plan are furthered.

- a. Community Involvement and Services Policies Goal: To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care and public and private services that contribute to the wellbeing of the community."

***The Community Involvement and Services goal is furthered by this request because the proposed zoning will allow the expansion of the existing facility that provides a variety of social services to the community. The applicant is the owner of the site and intends to proceed with this expansion.***

- a) Policy 36: Public and Private sectors shall work together to support innovative programs that promote improved community services.

***The applicant is a private provider of social services, including housing, education and legal consultation, to a wide variety of people. The request will allow the expansion of private services within walking distance of existing public and private services. Policy 36 is furthered.***

7. The applicant has justified the Annexation request pursuant to R-54-1990 as follows:

(A) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban, and Developing Urban are particularly appropriate for the range of urban services which the city can provide, and annexation of such areas into the city is desired and encouraged. More specifically, annexation of areas planned to be urban intensity of development will be approved when the following policies are met, unless the city concludes that the anticipated delay in provision of city services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

- (1) Compliance with city policy regarding land dedication for public facilities is assured;  
(2) The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities:

***Although the site is within the Semi-urban area, there site has full access to urban services; staff agrees that there should be no expenditures from the city for this request.***

- (a) The timing to be per a written city statement of intent as to when it or another public body will be able to provide such capital facilities, such city statement to be issued  
***The site has full access to urban services; staff agrees that there should be no expenditures from the city for this request.***

(b) The timing to remain indefinite but a substantial number of years in the future, based on a written city statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or

***The site has full access to urban services, staff agrees that there should be no expenditures from the city for this request.***

(c) A commitment by the land owner that he or his successors in interest will, in a manner that satisfies city standards, install and pay for such facilities or cause them to be installed and paid. ***The site has full access to urban services, staff agrees that there should be no expenditures from the city for this request.***

(3) The city may decline an annexation if necessary capital expenditures fall all or partly under division (2)(b) above, and the city concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case;

(4) Land annexed shall be to some extent contiguous to the city limits, except land owned by the city may be annexed when it is not contiguous where this is allowed by state statutes;

(5) Land to be annexed shall have provision for convenient street access to the city;  
***Staff agrees that this request meets the requirements of 4 and 5 above. The subject site is contiguous to City land and has full access from a major, developed road.***

(6) Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the city boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the city;

***Staff agrees that there are existing utilities and other services at the site. The site has a clear boundary that is already registered with the County Assessor.***

(7) City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance.

***Staff agrees that boundary lines are clear and with the re-platting action will be clear once the subject site is annexed.***

(B) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

(1) The policies stated in the subsections of division (A) above; and

(2) Applications are accompanied or preceded by satisfactory plans for each community proposed.

***The subject site is within the boundaries of the Semi-Urban area, not the reserve area.***

(C) Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation where the policies of the Semi-Urban and Rural Areas sections of the Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for a low intensity area, as indicated by the Comprehensive Plan, will be assigned. More specifically, annexation in areas planned to be less than urban intensity of development will be approved when the following policies are met:

(1) The policies stated in the paragraphs of division (A) above;

***The proposed O-1 zone will allow low intensity development that is compatible with the existing development. The O-1 zone is mapped in many places in the City adjacent to R-1, single family development and is general considered by the Planning Department to be a low intensity zone.***

(2) Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the city will not annex such land unless it:

(a) Has at least 10% of its boundary contiguous to the city boundary; or

***The subject site is directly adjacent to city property along its entire eastern boundary.***

(b) Does not create an arm of the city's incorporate area which is at any point less than 1,000 feet wide.

***The parcel is approximately 260 feet wide; this is same length as the existing city parcel to the east. In section 2(a) above, the parcel meets the criteria of adjacency and so does not have to meet this requirement also.***

(3) Barring exceptional conditions, the city will not annex land on one side of a public street without also annexing the land on the other side of the street; and

(4) Land shall not be annexed unless appropriate city zone categories are available for regulation of development in accord with planned and appropriate land development patterns. ***The City land in the area is south of Bridge Blvd, these parcels add to the existing 30 acres of City land on the south side of the street. The north side of the street is an existing alfalfa field. The O-1 zoning is appropriate for the subject site because it will be the same as the adjacent property to the east and will contain uses that allow low intensity development that complements the exiting development patterns. This satisfies the requirement of 3 and 4 above.***

(D) Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:

(1) The policies stated in the paragraphs of division (A) above;

(2) The Environmental Planning Commission and the City Council find that the area to be annexed:

(a) Is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or

(b) Is a city-owned park of open space.

(3) The long term benefits to the city from the proposed annexation are deemed to outweigh city costs; and

(4) The subject property owner's reasons for desiring annexation demonstrate a net benefit to the city and to the public welfare if the annexation is approved.

***The property is within Bernalillo County, Section D does not apply.***

(E) The city may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:

(1) That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the city upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available; or

(2) That city-owned land used for a public purpose is being annexed to better facilitate that use.

***The policies in Section A are generally met.***

8. No infrastructure or dedication of land is needed to support this annexation.

9. A replat may be required before a building permit can issued for the site.

10. The annexation is subject to final approval by the City Council.
11. A request to establish the O-1 zone in the site is heard concurrently with this request (14EPC-40060). The approval of the zoning is also contingent upon the approval of the annexation.
12. The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighbors and the Westside Coalition of Neighbors were notified. Property owners within 100 feet of the site were also notified.

MOVED BY COMMISSIONER PECK  
SECONDED BY COMMISSIONER BOHANNAN

MOTION PASSES

**Findings 14EPC -40060 Zone Map Amendment/Establishment of Zoning**

1. This is a request for a zone map amendment/establishment of zoning for MRGCD MAP 42, tracts 148A1B, 147B1, 147B2A, 148A1A1A1A1 located Bridge Boulevard between Anthony Lane and Pear Road and containing approximately 1.37 acres from C-N, Bernalillo County Neighborhood Commercial, to O-1 office and institutional zone in the City of Albuquerque.
2. A request for annexation (14EPC-40059) is heard with this request. The approval of the zoning is also contingent upon the approval of the annexation. The City Council will make the final determination regarding the annexation and zoning.
3. The annexation was approved by Bernalillo County in September of 2013 (AXBC-20130001).
4. The Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Semi Urban Area of the Comprehensive Plan The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

**Land Use Semi-Urban Area**

- d. Policy II.B.4.a : Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation

potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

***The proposed zone will allow development that is consistent with the existing development. The zoning will be the same zoning that is on the property to the east and will allow uses that are compatible with the existing residential uses to the south and west of the site. Policy II.B.4.a is furthered.***

- e. Policy II.B.4.b : Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

***The proposed zone will allow development that is compatible with the economic policy, historical and socio cultural values of the area by allowing the expansion of any existing facility that provides services to the local community and by allowing uses that are compatible with the existing uses and character of the area because they are of a low intensity. Policy II.B.4.b is furthered.***

- f. Policy II.B.4.c : The following policies shall govern industrial and commercial development in Semi-Urban areas:

- Neighborhood-scale rather than regional-scale commercial centers are appropriate.
- Strip commercial development is discouraged in favor of clustered commercial development.
- Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.
- Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.

***The proposed zone will allow the development of buildings that are not more than 26 feet in height within 85 feet of a lot zoned for residential uses; this will protect the residential areas to the south and west while still allowing reasonable development that may provide some employment opportunities. The site is small and will allow a neighborhood scale development. Mineral extraction is not allowed under the proposed zone.***

#### Economic Development

- b. Economic Development Policy II.C.6: New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

***The applicant states that the expansion of the existing campus will create 25 new jobs in an area of need. The 2010 Census lists the South Valley as census-designated place (CDP) with a median family income of \$32,833. Approximately 21 % of area residents live below the poverty line. The median income city wide was \$46,979. Economic Development Policy II.C.6 is furthered by this request.***

#### Education

- c. Education Policy II.C.7.a: A variety of opportunities for post-secondary and adult education and training shall be supported.
- d. Education Policy II.C.7.g: Adult literacy shall be increased.

***The applicant provides education and literacy training to adults through their existing programs. The annexation and proposed zoning will allow the expansion of these services. Policies II.B.7.a and g are furthered.***

#### Human Services

- c. Human Services Goal: to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the plan area.
- d. Human Services Policy II.C.8.a: Zoning, land use, transportation and economic development strategies shall be consistent with the goal of maximizing access to human services.

***The goal and policy II.C.8.a: are furthered by this request because it will allow the expansion of an existing social service provider located in an area of need. The site has good transit access and is centrally located.***

#### 6. Goals and policies of the Southwest Area Plan are furthered.

- a. Community Involvement and Services Policies Goal: To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care and public and private services that contribute to the wellbeing of the community.”

***The Community Involvement and Services goal is furthered by this request because the proposed zoning will allow the expansion of the existing facility that provides a variety of social services to the community. The applicant is the owner of the site and intends to proceed with this expansion.***

- b. Policy 36: Public and Private sectors shall work together to support innovative programs that promote improved community services.

***The applicant is a private provider of social services, including housing, education and legal consultation, to a wide variety of people. The request will allow the expansion of private services within walking distance of existing public and private services. Policy 36 is furthered.***

#### 7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

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



***Staff agrees that request is consistent with health, safety, morals and general welfare of the City. None of the uses allowed in the proposed zone would be considered harmful and the expansion of services allowed by the new zone will benefit the community.***

- 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 is the same as the adjacent parcel to the east. The uses in the proposed zone are similar, but slightly more restrictive than what is currently allowed. The type of development allowed will be compatible with the existing development in terms of height, uses and scale.***

- 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.

***The applicant states that requested zoning will provide needed educational and social services and economic development by allowing the expansion of an existing, compatible use in the area. The zoning will be consistent with adjacent property,***

***The applicant refers to Semi Urban area goal and policies a,b and c. and the Education, Human Services and the Community Identity goals. The applicant also cites the Community Involvement and Services goal and policy 37 of the Southwest Area Plan. Staff believes that Economic Development Policy II.C.6., Education Policy II.C.7.a and Policy II.C.7.g, Human Services Goal and Policy II.C.8.a are also relevant.***

- 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 the proposed zoning will be more advantageous to the community as articulated in the applicable plans and policies because it will allow the expansion of an use that benefits the community by providing needed services.***

***Staff's Response (refer to policy analysis)***

- 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.

***Staff agrees that the uses in the O-1 will not be harmful to community. The allowed uses are generally considered to be low intensity and compatible with residential development.***

- 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.

***Staff agrees that the site has access to a full range of urban services and should not require any additional resources from the City.***

- 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 applicant is the owner of the site and the expansion of the existing use on the adjacent site will benefit the community. The applicant has justified this request using the applicable goals and policies and has not referenced the cost of land.***

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

***The applicant has justified this request using applicable plans and policies. The location is appropriate for the propped zone.***

- 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.

***There is similar zoning to the east and similar use. This is not 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.

***The request will add to the existing O-1 zoned property, the uses in the O-1 zone are not very different from the existing C-N zone, the request will still allow low intensity development.***

8. The Vecinos del Bosque, Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighbors and the Westside Coalition of Neighbors were notified. Property owners within 100 feet of the site were also notified.

MOVED BY COMMISSIONER PECK  
SECONDED BY COMMISSIONER MULLEN

MOTION PASSES

**6. Project# 1007099**  
14EPC-40061 Site Development Plan for  
Building Permit

Dorman & Breen Architects, agent for Main Bank,  
request the above action for all or a portion of Lot A,  
Blocks 16 & 17, Zuni Addition, zoned SU-1 for C-2  
Permissive Uses, located at 7300 Menaul Blvd NE,  
containing approximately 1.764 acres.  
(H-19)  
Staff Planner: Catalina Lehner

**STAFF PRESENTING CASE:**  
Catalina Lehner

**PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:**

**FINAL ACTION TAKEN:**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission (EPC),  
voted to **APPROVE** Project# 1007099, 14EPC-40061, a site development plan for building permit,  
based on the following Findings:

**FINDINGS:**

1. This is a request for a site development plan for building permit for Tract A-1A and A-1B, Blocks 16 & 17, Zuni Addition, an approximately 1.8 acre site located on the south side of Menaul Boulevard NE, between Mesilla Street NE and Pennsylvania Street NE.
2. The subject site is zoned "SU-1 for C-2 Permissive Uses, including full service liquor only in conjunction with a restaurant, excluding sale of alcohol for off-site consumption and excluding off-premise signs." The request is for a bank, which is a permissive use under the current zoning.
3. The site is located in the Established Urban Area of the Comprehensive Plan and is not located within the boundaries of any sector plan. A site development plan for subdivision with Design Standards applies to the subject site.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Comprehensive Plan policies:
  - A. Policy II.B.5d- neighborhood/ environmental conditions/resources. The location and development intensity would respect neighborhood values by being as far east as possible on the site, by providing the required landscape buffering and adhering to applicable design standards (which it will with conditions). Neighbors have not expressed any opposition.

B. Policy II.B.5e- new growth/urban services/neighborhood integrity. The request would facilitate new growth in an area where full urban services are available. Utilities exist along Menaul Blvd., adjacent to the subject site. Neighborhood integrity would be ensured.

C. Policy II.B.5i- employment/service use location. The bank/office building that generally would not adversely affect the nearby residential environment to the south. The required landscape buffer would be provided and lights would be full-cut off. The main entrance is on Menaul Blvd. The proposed building is close to Menaul Blvd. and not the residences, and the design standards are mostly being complied with.

D. Policy II.B.5.k-arterial streets/planning/neighborhoods. The request has been designed to minimize the harmful effects of traffic, and the livability and safety of established residential neighborhoods are protected by effective transportation and planning operation. Prospect Avenue has been dead-ended and vacated (or soon to be vacated) to not allow thru-traffic and protect the neighborhood.

E. Policy II.B.5l- quality design/new development. The proposed building shows quality features such as variation in material and texture, recesses and a covered walkway. The plaza area and pedestrian entrances from Menaul Blvd. are appropriate to this area, as is the separation of pedestrian and vehicle traffic in this Enhanced Transit Corridor.

6. The request partially furthers the following, applicable Comprehensive Plan Goal and policy:

A. Economic Development Goal: The request would provide some economic development to the extent that the bank is expanding, and would be located on a commercial corridor and designated transit corridor. Some new employment opportunities may result and may have a range of skills and salary levels that can be considered diversified.

B. Policy II.B.5j- commercial development location: The request would provide commercial development in a location already zoned for C-2 commercial uses, though the subject site is not part of a neighborhood oriented center, a larger shopping center and is not a contiguous storefront.

C. Policy II.D.4g- Safe and pleasant Pedestrian opportunities: Pedestrian opportunities from Menaul Blvd. are separated from vehicular travel to the rear of the building and to the side of the building. There is no connection from the parking areas or from the neighborhood; the latter was not desired by neighbors.

7. The request partially furthers the following policies found in Section D.4. Community Resource Management- Transportation & Transit of the Comprehensive Plan:

A. Policy II.D.4a-Table 11: Menaul Blvd., adjacent to the subject site, is a designated Enhanced Transit Corridor. This type of roadway is designed to improve transit opportunities for residents and businesses and to intensify development of jobs and housing to promote transit use, while ensuring good vehicular movement and accommodating pedestrians and cyclists. The proposed site layout separates pedestrian traffic from Menaul Blvd. from vehicles that enter and exit at the site's southern side, mostly to use the drive-thru lanes. Pedestrian access from the neighborhood is precluded by the

site development plan for subdivision requirement for a continuous perimeter wall along the site's southern side, though neighbors could walk down Prospect Ave. and around to access the site.

B. Policy II.D.4a-Development Form Standards for Enhanced Transit Corridors: With the exception of FAR, the request meets the Development Form Standards for Enhanced Transit Corridors as shown in Table 11, Policy a. Corridor Policies in an Enhanced Transit Corridor.

8. Property owners within 100-feet of the subject site and the following affected Neighborhood and/or Homeowner Associations were notified of this request: ABQ-Park N.A., Alvarado Park N.A., Classic Uptown N.A., Inez N.A., Jerry Cline Park N.A., Mark Twain N.A., Quigley Park N.A., Snow Heights N.A., Uptown Progress Team, Inc., Winrock South N.A., and the District 7 Coalition of N.As. There is no known neighborhood or other opposition, though a resident who lives nearby has expressed concern to the agent about the building having windows on the second story.

#### **CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code and the applicable design regulations of the site development plan for subdivision.
4. Walls/Fences:  
The perimeter wall shall comply with the requirements of §14-16-3-19, Height/Design Regulations for Walls, Fences & Retaining Walls (design standards). A feature regarding layout and a feature regarding façade design shall be added.
5. Landscaping:
  - A. Additional landscaping (not trees) shall be added to the site's NW corner, the buffer along Mcnaul Blvd. NE and the refuse enclosure area.
  - B. The desert willow nearest the monument sign shall be replaced with at least 5 plants from the list of shrubs.
  - C. Spacing of trees in the landscape buffer adjacent to residential uses shall be equal to 75% the mature canopy of the trees (design standard).
  - D. The landscaping coverage calculation shall be revised accordingly.

- E. The landscaping buffer adjacent to residential uses shall be dimensioned.
- 6. Water Harvesting:
  - At least one additional curb notch shall be added to the site's NW corner and to each landscape island (except for the LS island that already has two curb notches, design standards).
- 7. Architecture & Seating:
  - A. Add a note stating that highly reflective surfaces are prohibited (design standards).
  - B. Specify the material of the overhang on the second story (can't be plastic or vinyl, design standards).
  - C. A bench shall be added to the plaza area (§14-16-3-18(C)(3), General Building & Site Design for Non-Residential Uses).
  - D. Seating calculation shall be provided.
- 8. Lighting:
  - A. A standard light pole detail showing height, materials, color and finish shall be provided.
  - B. A note shall be added stating that sodium lighting is prohibited (design standards).
- 9. Signage:
  - A. The signage detail shall show a sign that does not exceed 50 sf (design standards).
  - B. The monument sign case shall material shall be specified and shall not be plastic (design standards).
- 10. Minor and "Clean-Up":
  - A. The color of the refuse enclosure gate shall be specified.
  - B. Drainage notes shall be on the Grading & Drainage plan (not the main sheet).
  - C. Curb notches shall be shown on both the Landscaping Plan and the Grading & Drainage Plan.
- 11. Conditions from the City Engineer, Municipal Development and NMDOT:
  - A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
  - B. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
- 12. Conditions from the Public Service Company of New Mexico (PNM):

A. An existing overhead electric distribution line is located on the southwest portion of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.

B. Coordination with PNM is necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric overhead distribution line along the southwest portion of the site. Trees indicated on the Landscape Plan, L-1, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be planted to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107

Phone: (505) 241-3697

C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

MOVED BY COMMISSIONER PECK

SECONDED BY COMMISSIONER MULLEN

MOTION PASSED

~~8. Project# 1009415~~

~~14EPC 40052 Text Amendment to Sector Development~~

~~Planning Department, agent for the City of Albuquerque, requests the above action to the East Gateway Sector Development Plan to clarify signage lighting, located between Wyoming Blvd and Tramway Blvd. containing approximately 4,267 acres. (K-20, K-21, K-22, L-21, L-22, L-23, M-22, M-23 & M-24)~~

~~Staff Planner: Maggie Gould~~

STAFF PRESENTING CASE:

Maggie Gould

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:

CHAIR NICHOLLS: Then Ms. Gould, we're ready for agenda item #8, please.



**County of Bernalillo**  
**State of New Mexico**

**Zoning, Building & Planning**

**Department**

111 Union Square SE, Suite 100

Albuquerque, New Mexico 87102

Office: (505) 314-0350

[www.bernco.gov/zoning-building-and-planning/](http://www.bernco.gov/zoning-building-and-planning/)

Rec'd -  
Oct 1, 2013  
MA

**NOTIFICATION OF DECISION**  
**BOARD OF COUNTY COMMISSIONERS**



September 27, 2013

**COMMISSIONERS**

**Maggie Hart Stebbins, Chair**  
District 3

**Debbie O'Malley, Vice Chair**  
District 1

**Art De La Cruz, Member**  
District 2

**Lonnie C. Talbert, Member**  
District 4

**Wayne A. Johnson, Member**  
District 5

**COUNTY MANAGER**

**Tom Zdunek**

**ELECTED OFFICIALS**

**Tanya R. Giddings**  
Assessor

**Maggie Toulouse Oliver**  
Clerk

**Willow Misty Parks**  
Probate Judge

**Dan Houston**  
Sheriff

**Manny Ortiz**  
Treasurer

**Catholic Charities**  
6001 Marble Ave NE  
Albuquerque, NM 87110

**SUBJECT: FILE NO: AXBC-20130001**

**LEGAL DESCRIPTION:** The County Planning Commission recommends approval of an annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge Blvd. SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1.37 acres. (L-12) ((Original request submitted by Calvert Menicucci PC., agent for Catholic Charities)

**ACTION: APPROVED AN ANNEXATION INTO THE CITY OF ALBUQUERQUE**

**To Whom It May Concern:**

At the September 24, 2013 public hearing, the Board of County Commission approved a request for annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge Blvd. SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1.37 acres. The decision was based on the following Findings.

1. This is a request for annexation into the City of Albuquerque for MRGCD Tracts 148A1B, 147B1, 147B2A, and 148A1A1A1A1 located at 2012 and 2034 Bridge SW on the south side of Bridge Boulevard between Anthony Lane and Pear Road, zoned C-N & R-1 with proposed City O-1 zone and containing approximately 1.37 acres.
2. The property is located adjacent to properties within the jurisdiction of the City of Albuquerque.



3. This request is consistent with Resolution 2011-36 in that there will be no adverse impact on the provision of county services or on surrounding lands remaining under the jurisdiction of Bernalillo County for items such as drainage, access, or traffic generation.
4. This request is consistent with the health, safety and general welfare of the residents of Bernalillo County.

If you have any questions, please feel free to contact me directly at 314-0385.

Sincerely,

**ENRICO GRADI**

Enrico Gradi  
Community Development Manager

EG/fs

cc: File

Kevin Grovet, Public Works  
CPC Members  
Rene Sedillo, Technology Manager  
Michelle Gricius, AGIS  
Jeff Senseney, Building Official  
Mari Simbaña, Permit Manager  
Geraldine Vermeire, Project Coordinator  
Calvert Menicucci PC, 8900 Washington Pl. NE, Albuquerque, NM 87113  
Jim Gonnon, 3301 Candelario NE, Albuquerque, NM 87110  
John Menicucci, 4333 Pan American Frwy. NE, Albuquerque, NM 87107

**BERNALILLO COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**

**RESOLUTION NO. 2011-36**

**A RESOLUTION ESTABLISHING PROCEDURES AND CRITERIA FOR THE  
REVIEW OF ANNEXATION REQUESTS WITHIN THE COUNTY OF BERNALILLO;  
PROVIDING FOR A FEE FOR ANNEXATION REVIEWS.**

WHEREAS, State statute (NMSA 3-7-3) requires that any annexation of territory by a municipality in Bernalillo County must first be approved by the Board of County Commissioners, and

WHEREAS, it is beneficial to both applicants requesting annexation and the County to have clear criteria by which to judge the appropriateness of any annexation request, and

WHEREAS, there is currently an administrative process in place for review of annexation requests by various County departments to determine the potential impact of the proposed annexation, and

WHEREAS, the County Planning Commission is established by ordinance with responsibilities that include advising the Board of County Commissioners on matters such as those related to proposed annexations, and

WHEREAS, it is appropriate to charge a fee for review of annexation requests to help offset the costs of advertising and processing applications.

**NOW THEREFORE, BE IT RESOLVED THAT:** the Bernalillo County Board of County Commissioners

**SECTION 1.** Effective with the adoption of this resolution, requests for annexation of territory within the unincorporated portions of Bernalillo County shall be made to the Bernalillo County Zoning, Building, Planning and Environmental Health Department on prescribed forms. The request shall be

**CONTINUATION PAGE 2, ADMINISTRATIVE RESOLUTION AR 2011-36 A  
RESOLUTION ESTABLISHING PROCEDURES AND CRITERIA FOR THE REVIEW  
OF ANNEXATION REQUESTS WITHIN THE COUNTY OF BERNALILLO;  
PROVIDING FOR A FEE FOR ANNEXATION REVIEWS.**

1 processed for review following the standard procedure for cases heard by the County Planning  
2 Commission (CPC), including transmittal to county departments and other agencies that normally review  
3 CPC submittals.

4  
5 SECTION 2. . The CPC shall make a recommendation for approval or denial of the annexation request  
6 to the Board of County Commissioners. Final County action regarding the annexation shall be made by  
7 the Board of County Commissioners. In reviewing annexation requests, the CPC and, if heard on appeal,  
8 the Board of Commissioners, shall consider the following criteria:

- 9 A. That there is no adverse impact on the provision of county services, including public  
10 safety, solid waste collection, or roadway improvements.
- 11 B. That there is no adverse impact on surrounding lands remaining under the jurisdiction of  
12 Bernalillo County for items such as drainage, access, or traffic generation.
- 13 C. That the annexation will help reduce the potential for confusion over the provision of  
14 emergency services or other county operations.
- 15 D. Annexations that help to eliminate or reduce the size of unincorporated properties  
16 completely surrounded by properties within the municipal limits are generally  
17 encouraged.

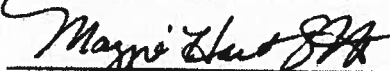
18  
19 SECTION 3. No less than seven days prior to the annexation request being heard by the CPC, the county  
20 shall mail notice of the date, time and place of the hearing, along with a summary of the request, by first  
21 class mail to all owners of properties adjacent to the property proposed for annexation, as well as to the  
22 designated representatives of any registered neighborhood associations located within one mile of the  
23 request.

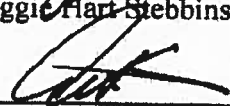
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25 SECTION 4. If the annexation request is approved by the Board of County Commissioners, the applicant  
26 may then proceed to the municipality to request annexation following the municipality's procedures.

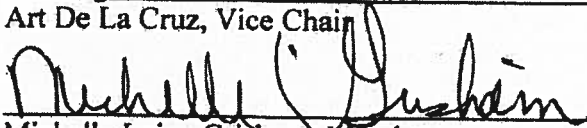
CONTINUATION PAGE 3, ADMINISTRATIVE RESOLUTION AR 2011-36 A  
RESOLUTION ESTABLISHING PROCEDURES AND CRITERIA FOR THE REVIEW  
OF ANNEXATION REQUESTS WITHIN THE COUNTY OF BERNALILLO;  
PROVIDING FOR A FEE FOR ANNEXATION REVIEWS.

SECTION 5. An administrative fee of \$200.00 is hereby established for the processing of applications  
for annexation through the Zoning, Building, Planning and Environmental Health and Technical  
Services Departments.

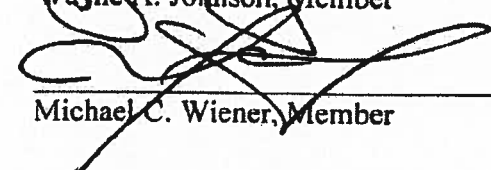
BOARD OF COUNTY COMMISSIONERS

  
Maggie Hart Stebbins, Chair

  
Art De La Cruz, Vice Chair

  
Michelle Lujan Grisham, Member

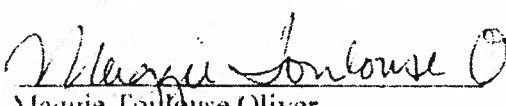
  
Wayne A. Johnson, Member

  
Michael C. Wiener, Member

APPROVED AS TO FORM:

  
County Legal

ATTEST:

  
Maggie Foulhouse Oliver  
County Clerk





## ENVIRONMENTAL PLANNING COMMISSION ACTION SHEET

Thursday, October 9, 2014  
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW

### MEMBERS

Peter Nicholls, Chair  
James Peck, Vice-Chair

Maia Mullen  
Bill McCoy  
Karen Hudson  
Victor Beserra

Moises Gonzalez  
Patrick Griebel  
Derek Bohannon

\*\*\*\*\*  
**NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

1. Call to Order: 8:32 A.M.

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

**2. Project# 1010096**

14EPC-40037 AMNDT TO ZONE MAP  
(ESTB ZONING/ZONE CHG)

Tierra West LLC, agent for Southwest Regional Council of Carpenters, request the above actions for all or a portion of lot(s) A-4A Corrected Plat OF Tracts A-1A, A-2A, A-3A and A-4A, Lueking Park Complex, zoned SU-1 located on Vassar between I-25 AND Pathway Av., containing approximately 2.3928 acre(s). (G-16)

Staff Planner: Lorena Patten-Quintana

**(CONTINUED TO THE NOVEMBER 11, 2014 HEARING)**

**3. Project# 1010181**

14EPC-40050 Site Development Plan for  
Building Permit

Laurie Moye, agent for PNM, request the above action for Block D Plat for American Square, zoned C-2, located at 2300 Richmond Drive NE, between Richmond Drive NE and Bryn Mawr Drive NE, north of Menaul Boulevard NE, containing approximately 5.4 acres. (H-16)

Staff Planner: Catalina Lehner **(APPROVED)**

**4. Project# 1000501**

14EPC-40062 Site Development Plan for  
Building Permit

Thanh Nguyen, requests the above action for all or a portion of Lot 16A, Block 8, Casas Sernas Addition, zoned SU-1 for Church and related facilities, located on Pennsylvania SE between Bell Street and Trumbull Street, containing approximately .92 acre(s). (L-19)

Staff Planner: Vicente M. Quevedo **(APPROVED)**

**5. Project# 1010208**

14EPC-40059 Annexation  
14EPC-40060 Amendment to Zone Map  
Amendment (Zone Change)

DSA Architects, agent for Catholic Charities Foundation, request the above actions for all or a portion of Lots 148A1B, 147B1, 147B2A, 148A1A-1A1A1, 2012 AND 2043 Bridge Blvd SW, zoned C-N and R-1, located on Bridge Blvd. between Anthony Lane and Pear Road, containing approximately 1.37 acre(s). (L-12)

Staff Planner: Maggie Gould **(APPROVED)**

**6. Project# 1007099**

14EPC-40061 Site Development Plan for  
Building Permit

Dorman & Breen Architects, agent for Main Bank, request the above action for all or a portion of Lot A, Blocks 16 & 17, Zuni Addition, zoned SU-1 for C-2 Permissive Uses, located at 7300 Menaul Blvd NE, containing approximately 1.764 acres. (H-19)

Staff Planner: Catalina Lehner **(APPROVED)**

**7. Project# 1000029**

Planning Department, agent for Council Services, request the

14EPC-40063 Text Amendment to Sector Development Plan

above action for the Sawmill/Wells Park Sector Development Plan to regulate the road network and transportation design, located between Interstate 40, Mountain Road, Rio Grande Boulevard, and approximately 4<sup>th</sup> Street. (H13, H14, J13, J14)

Staff Planner: Vicente M. Quevedo

**(DEFERRED TO THE DECEMBER 11, 2014 HEARING)**

**8. Project# 1009415**

14EPC-40052 Text Amendment to Sector Development

Planning Department, agent for the City of Albuquerque, requests the above action to the East Gateway Sector Development Plan to clarify signage lighting, located between Wyoming Blvd and Tramway Blvd. containing approximately 4,267 acres. (K-20, K-21, K-22, L-21, L-22, L-23, M-22, M-23 & M-24)

Staff Planner: Maggie Gould **(RECOMMEND APPROVAL TO CITY COUNCIL)**

**9. Project# 1001620**

14EPC-40064 Text Amendment to Zoning Code

Planning Department, agent for Council Services, requests the above action to make secondary dwelling units a conditional use in the R-1 and RO-1 zones, make them a permissive use in the R-G and R-2 zones, and to establish design, size, parking and occupancy regulations. City-wide.

Staff Planner: Catalina Lehner **(RECOMMEND DENIAL TO CITY COUNCIL)**

**NOTE: THE BIKEWAYS & TRAILS FACILITY PLAN WILL NOT BE HEARD BEFORE 1:30 P.M.**

**10. Project# 1008887**

14EPC-40054 Amendment to Rank II Bikeways & Trails Facility Plan

Planning Department, agent for the City of Albuquerque, requests the above action for the Rank II **Bikeways & Trails Facility Plan**, which applies City-wide. Staff Planner: Carrie Barkhurst **(RECOMMEND APPROVAL TO CITY COUNCIL)**

**11. OTHER MATTERS:**

- A. Approval of September 4, 2014 Minutes
- B. Approval of September 11, 2014 Minutes.
- C. Discussion of Special Sessions

**12. ADJOURNED: 4:03**

**Albuquerque Publishing Company**  
 7777 Jefferson N.E. Albuquerque, New Mexico 87109  
 P.O. Drawer J-T Albuquerque, New Mexico 87103  
 (505) 823-7777

Account Number

1007583

Ad Order Number

0001173786

**Ad Proof / Order Confirmation**

CITY OF ALB-PLANNING DEPT  
 ATTN VANESSA LUJAN  
 PO BOX 1293  
 ALBUQUERQUE NM 87103

|                       |            |                        |              |                   |
|-----------------------|------------|------------------------|--------------|-------------------|
| <u>Ordered By</u>     | DORA HENRY | <u>Customer Phone</u>  | 505-924-3358 | <u>Pickup #</u>   |
| <u>Customer Email</u> |            | <u>PO Number</u>       | 701374       | <u>Joint Ad #</u> |
| <u>Ad Cost</u>        | \$89.46    | <u>Sales Rep</u>       | dnoel        |                   |
| <u>Tax Amount</u>     | \$6.26     | <u>Order Taken by:</u> | dnoel        |                   |
| <u>Total Amount</u>   | \$95.72    | <u>Payment Method</u>  |              |                   |
| <u>Amount Due</u>     | \$95.72    | <u>Payment Amount</u>  | \$0.00       |                   |

Product Albuquerque Journal  
Ad Number 0001173786-01  
Ad Type APC-Legals  
Ad Size : 1.0 X 142 Li  
Color <NONE>  
Run Dates 9/17/2014

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Classification Government-0000  
Sort Text NOTICE OF PUBLIC HEARING NOTICE IS  
 HEREBY GIVEN THAT THE CITY OF ALBU

Affidavits

0

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, October 9, 2014 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 items described below.

Distribution of the Planning Department's April report regarding the following items will occur at a Case Distribution Session on Thursday, October 2, 2014 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# 1008501  
 14EPC-00082 Site Development Plan for Building Permit  
 Thanh Nguyen, agent for NM Vietnamese Buddhist Association, requests the above action for all or a portion of the 14EPC-00082 Case.



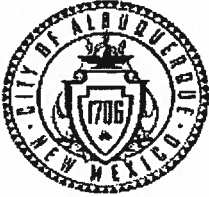


Albuquerque Publishing Company

7777 Jefferson N.E. Albuquerque, New Mexico 87109

P.O. Drawer J-T Albuquerque, New Mexico 87103

(505) 823-7777



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Distribution of the Planning Department's staff reports regarding the following items will occur at a Case Distribution Session on Thursday, October 2, 2014 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# 1006501  
14EPC-40062 Site Development Plan for Building Permit  
Thanh Nguyen, agent for NM Vietnamese Buddhist Association, requests the above action for all or a portion of Lot 16A, Block 8, Casas Sernas Addition, zoned SU-1 for Church and related facilities, located on Pennsylvania Street SE between Bell Street and Trumbull Street, containing approximately 1 acre. (L-19)  
Staff Planner: Vicente M. Quevedo

Project# 1007009  
14EPC-40081 Site Development Plan for Building Permit  
Damon & Breen Architects, agent for Main Bank, requests the above action for Tract A-1A, plat of Tracts A-1A & A-1B, Blocks 16 & 17, Zuni Addition, zoned "SU-1 for C-2 Permissive Uses including full service liquor only in conjunction with a restaurant, excluding the sale of alcohol for off-site consumption and excluding off-premise signs", located at 7300 Manaut Blvd. NE, between Mesita St. NE and Pennsylvania St. NE, containing approximately 1.8 acres. (R-19) Staff Planner: Catalina Letner

Project# 1010308  
14EPC-40353 Amendment  
14EPC-40080 Amendment to Zone Map Amendment (Zone Change)  
JSA Architects, agent for Catholic Charities Foundation, request the above actions for all or a portion of VRGCD Map 42, Lots 148A1B, 147B1, 147B2A, 148 A1A1A1A1, 2012 AND 2043 Bridge Blvd SW, zoned C-M and P-1, located on Bridge Blvd. between Anthony Lane and Poor Road, containing approximately 1.4 acres. (L-12)  
Staff Planner: Maggie Gould

Project# 1007009  
14EPC-40081 Text Amendments to the Zoning Code  
City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to make

## Ad Proof / Order Confirmation

Account Number

1007583

Ad Order Number

0001173786

CITY OF ALB-PLANNING DEPT

secondary existing uses is optional use in the R-1 and RO-1 zones; a permissive use in the R-1 and R-2 zones; to establish design, size, parking, and occupancy regulations; and to create a definition. City-wide.  
Staff Planner: Catalina Lehner

Project# 1010161  
14EPC-40050 Site Development Plan for Bulking Permit  
14EPC-40056 Amend Site Development Plan for Subdivision  
Laurie Moya, agent for PNM, requests the above action for Block D Plat for American Square, zoned C-2, located at 2300 Richmond Drive NE, between Richmond Drive NE and Bryn Mawr Drive NE, north of Mansul Boulevard NE, containing approximately 55 acres. (H-16)  
Staff Planner: Catalina Lehner

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.

Peter Nichols, Chair  
Environmental Planning  
Commission

APPROVED  
Kym D'Arcy  
Urban Design & Development  
Planning Department  
Journal: September 17, 2014



**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 – Carrie Barkhurst  
METROPOLITAN REDEVELOPMENT – John G. Rivera  
HYDROLOGY – Curtis Cherne  
NEIGHBORHOOD COORDINATION – Stephani Winklepleck  
TRANSPORTATION DEV. SERVICES – Raquel Michel  
ZONING – Ben McIntosh  
ABC WATER UTILITY AUTHORITY – Allan Porter  
POLICE DEPARTMENT – Steve Sink  
FIRE DEPARTMENT – Richard C. Suazo  
SOLID WASTE MANAGEMENT DEPARTMENT – Ramona J. Torres-Ford  
TRANSPORTATION PLANNING – John MacKenzie  
TRANSIT DEPARTMENT – Shabih Rizvi  
ALBUQUERQUE PUBLIC SCHOOLS – April Winters  
AMAFCA – Lynn Mazur  
COUNTY OF BERNALILLO – Nano Chavez  
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 Moyer

**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 **October 9, 2014**.

Please remember that all agency comments are due **NO LATER THAN September 12, 2014**.

**COMMENTS TO:** Catalina Lehner ([clehner@cabq.gov](mailto:clehner@cabq.gov))  
Maggie Gould ([mgould@cabq.gov](mailto:mgould@cabq.gov))  
Lorena Patten-Quintana ([lpatten-quintana@cabq.gov](mailto:lpatten-quintana@cabq.gov))  
Vicente Quevedo ([vquevedo@cabq.gov](mailto:vquevedo@cabq.gov))

**Project# 1000029**

14EPC-40063 Text Amendment to Sector Development Plan

Planning Department, agent for Council Services, request the above action for the Sawmill/Wells Park Sector Development Plan to regulate the road network and transportation design, located between Interstate 40, Mountain Road, Rio Grande Boulevard, and approximately 4<sup>th</sup> Street. (H13, H14, J13, J14)

Staff Planner: Vicente M. Quevedo

**Project# 1000501**

14EPC-40062 Site Development Plan for Building Permit

Thanh Nguyen, requests the above action for all or a portion of Lot 16A, Block 8, Casas Sernas Addition, zoned SU-1 for Church and related facilities, located on Pennsylvania SE between Bell Street and Trumbull Street, containing approximately .92 acre(s). (L-19)

**Project# 1007099**

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Dorman & Breen Architects, agent for Main Bank, request the above action for all or a portion of Lot A, Blocks 16 & 17, Zuni Addition, zoned SU-1 for C-2 Permissive Uses, located at 7300 Menaul Blvd NE, containing approximately 1.764 acres.

(H-19)

**Project# 1010208**

14EPC-40059 Annexation  
14EPC-40060 Amendment to Zone Map  
Amendment (Zone Change)

DSA Architects, agent for Catholic Charities Foundation, request the above actions for all or a portion of Lots 148A1B, 147B1, 147B2A, 148A1A-1A1A1, 2012 AND 2043 Bridge Blvd SW, zoned C-N and R-1, located on Bridge Blvd. between Anthony Lane and Pear Road, containing approximately 1.37 acre(s). (L-12)

**Project# 1010210**

14EPC-40064 Text Amendment to Zoning Code or Subdivision Regulations

Planning Department, agent for Council Services, request the above action to make secondary dwelling units a conditional use in the R-1 and RO-1 zones, make them permissive use in the R-G and R-2 zones, and establish design, size, parking and occupancy regulations City wide.

Staff Planner: Catalina Lehner

**Project# 1009415**

14EPC-40052 Text Amendment to Sector  
Development

Planning Department, agent for the City of Albuquerque,  
requests the above action to the East Gateway Sector  
Development Plan to clarify signage lighting, located  
between Wyoming Blvd and Tramway Blvd. containing  
approximately 4,267 acres. (K-20, K-21, K-22, L-21, L-22,  
L-23, M-22, M-23 & M-24)  
Staff Planner: Maggie Gould



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Staff Planner: Vicente M. Quevedo

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**Project# 1010208**

14EPC-40059 Annexation  
14EPC-40060 Amendment to Zone Map  
Amendment (Zone Change)

DSA Architects, agent for Catholic Charities Foundation, request the above actions for all or a portion of MRGCD Map 42, Lots 148A1B, 147B1, 147B2A, 148 A1A1A1A1, 2012 AND 2043 Bridge Blvd SW, zoned C-N and R-1, located on Bridge Blvd. between Anthony Lane and Pear Road, containing approximately 1.4 acres. (L-12)  
Staff Planner: Maggie Gould

**Project# 1001620**  
14EPC-40064 Text Amendments to the  
Zoning Code

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to make secondary dwelling units a conditional use in the R-1 and RO-1 zones; a permissive use in the R-G and R-2 zones; to establish design, size, parking, and occupancy regulations; and to create a definition. City-wide.  
Staff Planner: Catalina Lehner

**Project# 1010181**  
14EPC-40050 Site Development Plan for  
Building Permit  
14EPC-40058 Amend Site Development Plan  
for Subdivision

Laurie Moye, agent for PNM, requests the above action for Block D Plat for American Square, zoned C-2, located at 2300 Richmond Drive NE, between Richmond Drive NE and Bryn Mawr Drive NE, north of Menaul Boulevard NE, containing approximately 55 acres. (H-16)  
Staff Planner: Catalina Lehner

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.

Peter Nicholls, Chair  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 17, 2014.**

APPROVED



Kym Dicome  
Urban Design & Development  
Planning Department

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

**Meeting Date:** Thursday, October 9<sup>th</sup>, 2014 1010208

**Zone Atlas Page:** L-12-Z

**Notification Radius:** Neighborhood Associations  
100ft plus r.o.w

**Cross Reference and Location:** Located on Bridge Blvd. SW, between Anthony Ln.  
and Pear Rd.

**Applicant:** Catholic Charities Foundation  
3301 Candelaria Rd. NE, Suite B  
Albuquerque, NM 87107

**Agent:** Angela Benson – DSA Architects  
4700 Lincoln Rd. NE, Suite 11  
Albuquerque, NM 87109

\*Attachments: Notice of Hearing  
Copy of mailing labels  
Buffer map

**Special Instructions:**

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

**Date Mailed:** 9/15/2014

**Signature:**



SENA MICHAEL RAY & VALERIE PEARL  
9 HENRIE PL SW  
ALBUQUERQUE NM 87105 3671

ESPINOZA ORTIZ MARIO SR & ESPINOZA  
MARIA ITALIA TRUSTEES ESPINOZA RVT  
8901 ABIS CT NE  
ALBUQUERQUE NM 87113

CATHOLIC CHARLTIES  
3301 CANDELARIA RD NE SUITE B  
ALBUQUERQUE NM 87107

DAVIS-GONZALES BETTY  
6319 HOOD AVE  
HUNTINGTON PARK CA 90255

CATHOLIC CHARITIES  
3301 CANDELARIA RD NE SUITE B  
ALBUQUERQUE NM 87107

FLORES LINDA  
2111 ANTHONY LN SW  
ALBUQUERQUE NM 87105 3603

HERRERA NESTOR O & ERWIN A  
HERRERA  
2265 SAN YGNACIO SW  
ALBUQUERQUE NM 87105

CHAVEZ CARLOS GENE & JUNE ANN  
1038 ANTHONY LN SW  
ALBUQUERQUE NM 87105

SENA MIKE & MARY JEAN  
9 HENRIE PL SW  
ALBUQUERQUE NM 87105

BARRAZA ARTURO J & MATILDE &  
BARRAZA JUAN  
2103 BRIDGE BLVD SW  
ALBUQUERQUE NM 87105

VIGIL CORRINE  
5 HENRIE PL SW  
ALBUQUERQUE NM 87105 3671

SALAZAR ESTHER  
10 HENRIE PL SW  
ALBUQUERQUE NM 87105 3671

SMITH-MARTIN JANET C  
2100 ANTHONY PL SW  
ALBUQUERQUE NM 87105

DAVIS BETTY  
6319 HOOD AVE  
HUNTINGTON PARK CA 90255

RODGERS JAMES & JIMI SUE  
1700 QUIET LN SW  
ALBUQUERQUE NM 87105 3617

RURAL HOUSING INC  
5101 COPPER AVE NE  
ALBUQUERQUE NM 87108

BACHICHA FLOYD & AURORA E  
5900 PAINTED PONY DR NW  
ALBUQUERQUE NM 87120 3099

PEDRONCELLI SAM ETUX  
8 HENRIE PL SW  
ALBUQUERQUE NM 87105 3671

CATHOLIC SOCIAL SERVICE OF  
ALBUQUERQUE INC  
3301 CANDELARIA RD NE SUITE B  
ALBUQUERQUE NM 87107

MORGAS VIDAL & MORGAS FRANCES  
7 HENRIE PL SW  
ALBUQUERQUE NM 87105 3671

ESPINOZA ORTIZ MARIO SR & ESPINOZA  
MARIA ITALIA TRUSTEES ESPINOZA RVT  
8901 ABIS CT NE  
ALBUQUERQUE NM 87113

Angela Benson-DSA Architects  
4700 Lincoln Rd. NE, Suite 111  
Albuquerque NM 87109

Rod Mahoney  
1838 Sadora Rd. SW  
Albuquerque, NM 87105

Robert Sanchez  
631 Sunset SW  
Albuquerque NM 87105

Marcia Fernandez  
2401 Violet SW  
Albuquerque NM 87105

Johnny Pena  
6525 Sunset Gardens  
Albuquerque NM 87121

Jerry Gallegos  
417 65<sup>th</sup> St. SW  
Albuquerque NM 87121

Gerald C. (Jerry) Worrall  
1039 Pinatuba PL. NW  
Albuquerque, NM 87120

Harry Hendriksen  
10592 Rio Del Sole Ct. NW  
Albuquerque, NM 87114-2701

EPC#1010208  
29

132

Bend along line to  
expose Pop-up Edge™

Feed Paper

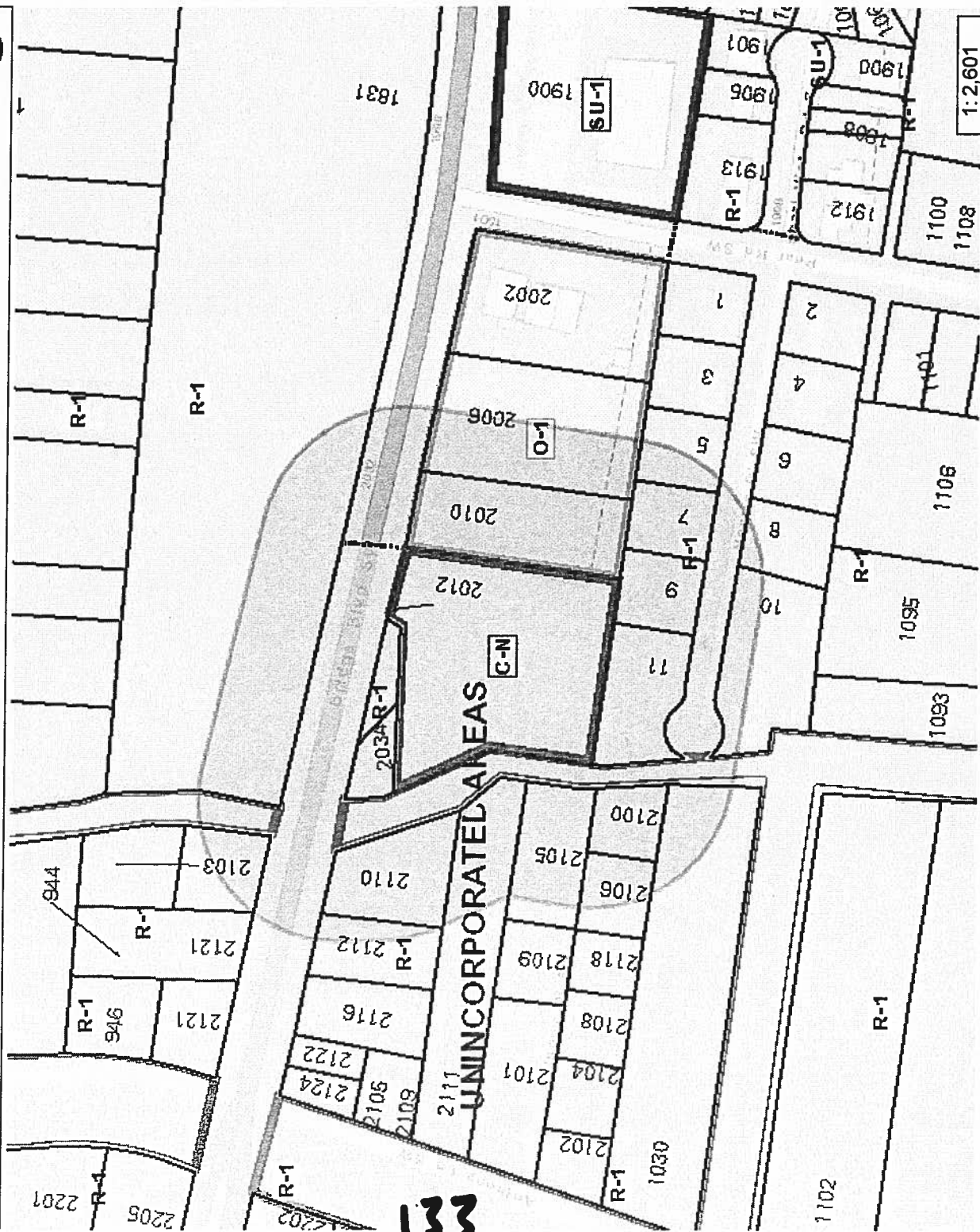
Use Avery® Template 5160®

AVERTY® 5160®





# City of Albuquerque



## Legend

- ☐ Bernalillo County Parcels
- Zoning**
  - ☐ RESIDENTIAL
  - ☐ COMMERCIAL
  - ☐ OFFICE
  - ☐ INDUSTRIAL / WHOLESALE / MAI
  - ☐ INSTITUTIONAL / GOVERNMENT
  - ☐ UTILITIES / TRANSPORTATION
  - ☐ OPEN SPACE / RECREATION / AI
  - ☐ RESIDENTIAL / AGRICULTURAL
  - ☐ NOT CLASSIFIED
- Municipal Limits**
  - ☐ CORRALES
  - ☐ EDGEWOOD
  - ☐ LOS RANCHOS
  - ☐ RIO RANCHO
  - ☐ TIJERAS
  - ☐ UNINCORPORATED AREAS
- World Street Map**

## Notes

EPCH 1010208

434 0 217 434 Feet

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/15/2014  
© City of Albuquerque

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

### ENVIRONMENTAL PLANNING COMMISSION

08/27/2014 Issued By: BLDVM 252014

Category Code **920**

**2014 040 060**

**Application Number:** 14EPC-40060, Amndt To Zone Map (Estb Zoning/Zone Chg)

**Address:**

**Location Description:** BRIDGE BETWEEN ANTHONY LN AND PEAR RD

**Project Number:** 1010208

**Applicant**

CATHOLIC CHARITIES FOUNDATION

3301 CANDELARIA RD NE, SUITE B  
ALBUQUERQUE NM 87107

**Agent / Contact**

DSA ARCHITECTS

ANGELA BENSON

4700 LINCOLN RD NE, SUITE 111

ALBUQUERQUE NM 87109

5053426200

**Application Fees**

|                |                |
|----------------|----------------|
| <b>APN Fee</b> | <b>\$75.00</b> |
|----------------|----------------|

|                          |                |
|--------------------------|----------------|
| <b>Conflict Mgmt Fee</b> | <b>\$50.00</b> |
|--------------------------|----------------|

|                    |                 |
|--------------------|-----------------|
| <b>EPC Actions</b> | <b>\$295.00</b> |
|--------------------|-----------------|

|               |                 |
|---------------|-----------------|
| <b>TOTAL:</b> | <b>\$420.00</b> |
|---------------|-----------------|

City of Albuquerque Treasury  
Date: 8/27/2014 Office: ANNEX  
Stat ID: W5000008 Cashier: TRSOLF  
Batch: 4134 Trans #: 31  
Permit: 2014040060  
Receipt Num 00222120  
Payment Total: \$420.00  
0900 APN Fee \$75.00  
0901 Conflict Mgmt. Fee \$50.00  
0904 EPC Actions \$295.00  
VISA Tendered : \$420.00

134

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- ☐ for Subdivision  
☐ for Building Permit  
☐ Administrative Amendment/Approval (AA)  
☐ 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): Angela Benson - DSA Architects PHONE: (505) 342-62

ADDRESS: 4700 Lincoln Road NE, Suite 111 FAX: (505) 342-62

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: angela.b@dsaabg

APPLICANT: Catholic Charities Foundation PHONE: (505) 724-4670

ADDRESS: 3301 Candelaria Rd. NE, Suite B FAX: (505) 254-2623

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: gannon.j@ccastn

Proprietary interest in site: owner List all owners: Catholic Charities

DESCRIPTION OF REQUEST: Annexation Petition of two parcels and Zone Map Establishment of O-1.

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. 148A1B, 147B1, 147B2A, 148A1A Block: 0000 Unit:

Subdiv/Addr/TBKA: 2012 and 2034 1A1A1 Bridge Blvd. SW.

Existing Zoning: C-N and R-1 Proposed zoning: City O-1 MRGCD Map No. 42

Zone Atlas page(s): L-12 UPC Code: 10120561222 593 0821

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 10120561242 7230819

### CASE INFORMATION:

Within city limits? ☐ Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.37 Acres

LOCATION OF PROPERTY BY STREETS: On or Near: Bridge Blvd.

Between: Anthony Lane and Pear Road

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: 8/26/2014

SIGNATURE Angela Benson (Agent) DSA Architects 8/26/2014

(Print Name) Angela Benson (Agent) DSA Architects Applicant: ☐ Agent: ☒

### FOR OFFICIAL USE ONLY

Revised: 4/2012

#### INTERNAL ROUTING

- ☒ All checklists are complete  
☒ All fees have been collected  
☒ All case #s are assigned  
☒ AGIS copy has been sent  
☒ Case history #s are listed  
☐ Site is within 1000ft of a landfill  
☐ F.H.D.P. density bonus  
☐ F.H.D.P. fee rebate

#### Application case numbers

14 EPC - 40059  
- 40060

#### Action

Annexation  
AZM  
CMF  
ADV

#### S.F.

\$ 0  
\$ 275.00  
\$ 50.00  
\$ 75.00

Hearing date Oct. 9, 2014

Total \$ 420.00

8-27-14  
 Staff signature & Date

Project # 1010208

135

72.91 FT

# 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.

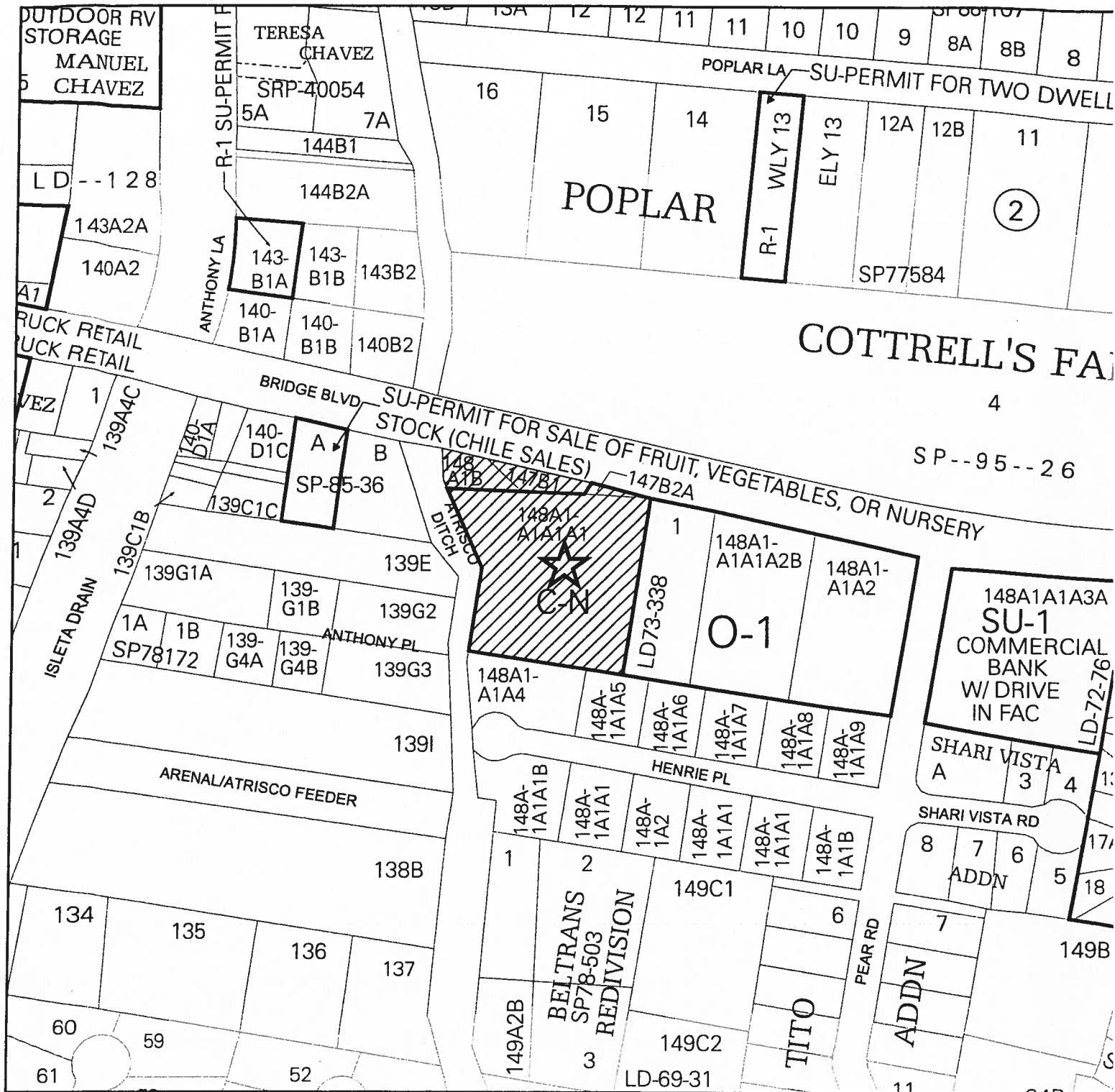
DSA Architects  
Angela Benson (Agent) - 8/25/14  
\_\_\_\_\_  
Angela M. Benson, Agent  
Applicant signature & Date



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

Application case numbers  
14 EPC - 40059  
- 40060

Revised: June 2011  
\_\_\_\_\_  
8-27-14  
Staff signature & Date  
Project # 1010208



## ZONING MAP

Note: Grey shading indicates County.



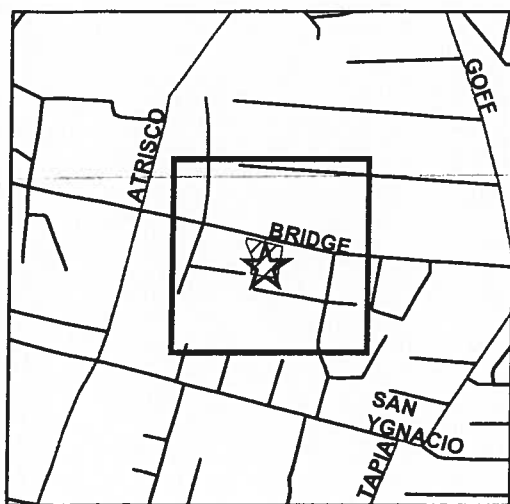
1 inch = 200 feet

Project Number:  
1010208

Hearing Date:  
10-9-2014

Zone Map Page: I-12  
Additional Case Numbers  
14EPC 40059 & 40060

137





## 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

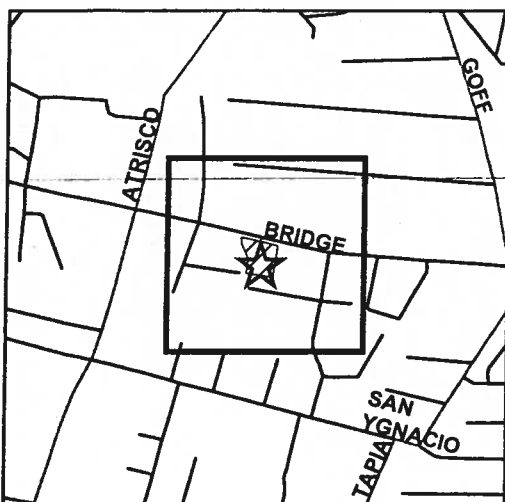


1 inch = 200 feet

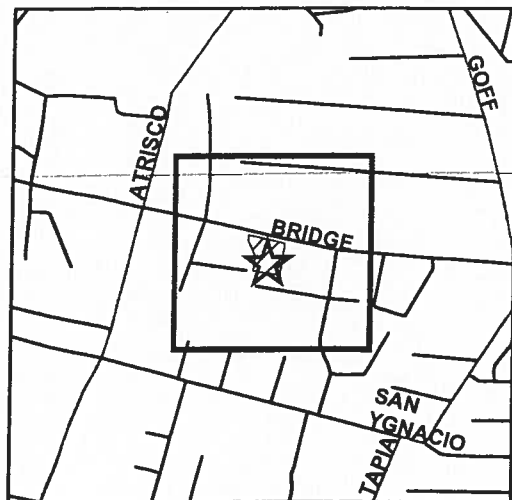
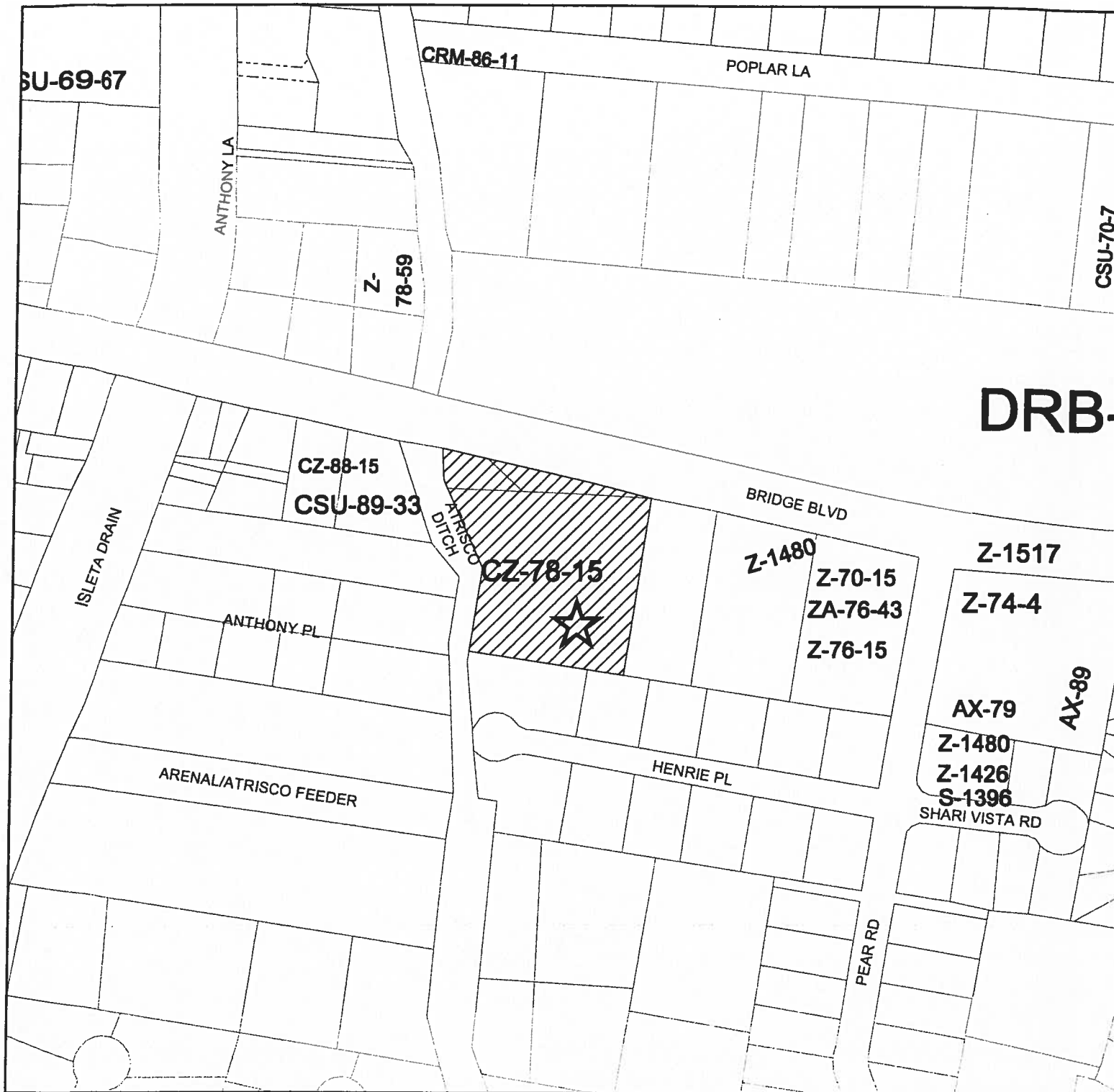
Project Number:  
1010208

Hearing Date:  
10-9-2014

Zone Map Page: I-12  
 Additional Case Numbers  
 14EPC 40059 & 40060



138



## HISTORY MAP

Note: Grey shading indicates County.



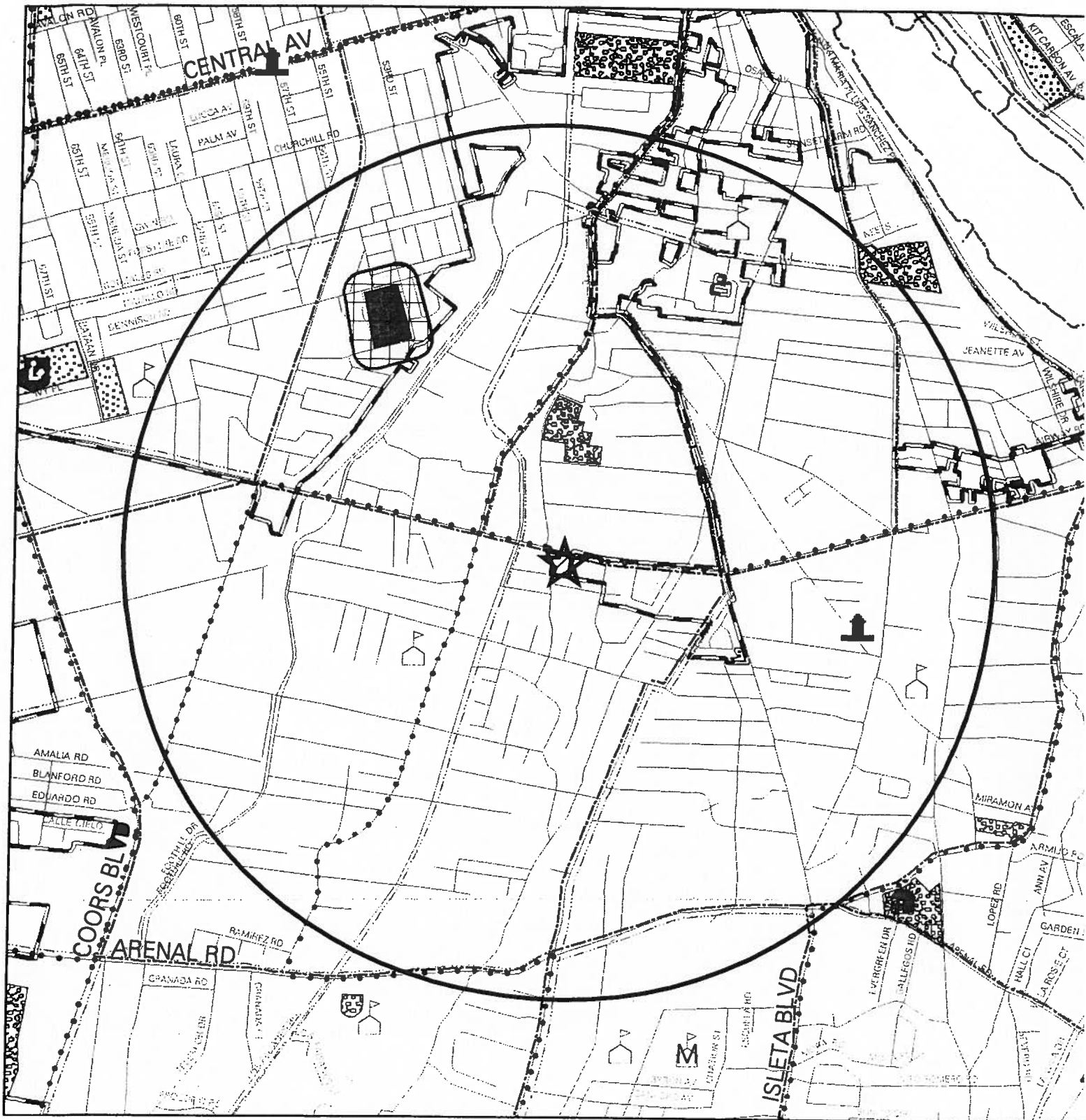
1 inch = 200 feet

Project Number:  
1010208

Hearing Date:  
10-9-2014

Zone Map Page: I-12  
Additional Case Numbers  
14EPC 40059 & 40060





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: 1010208

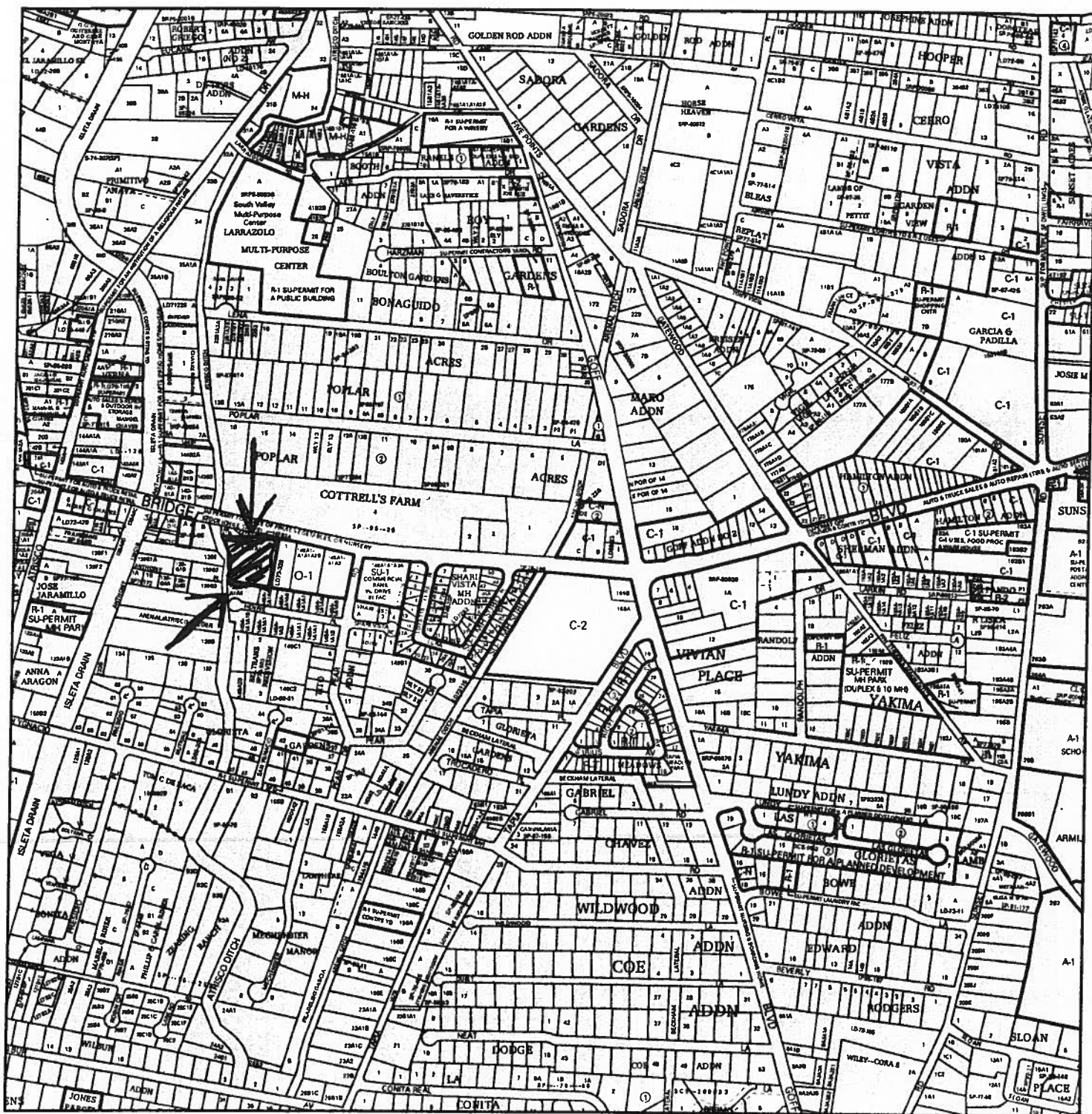
140

0

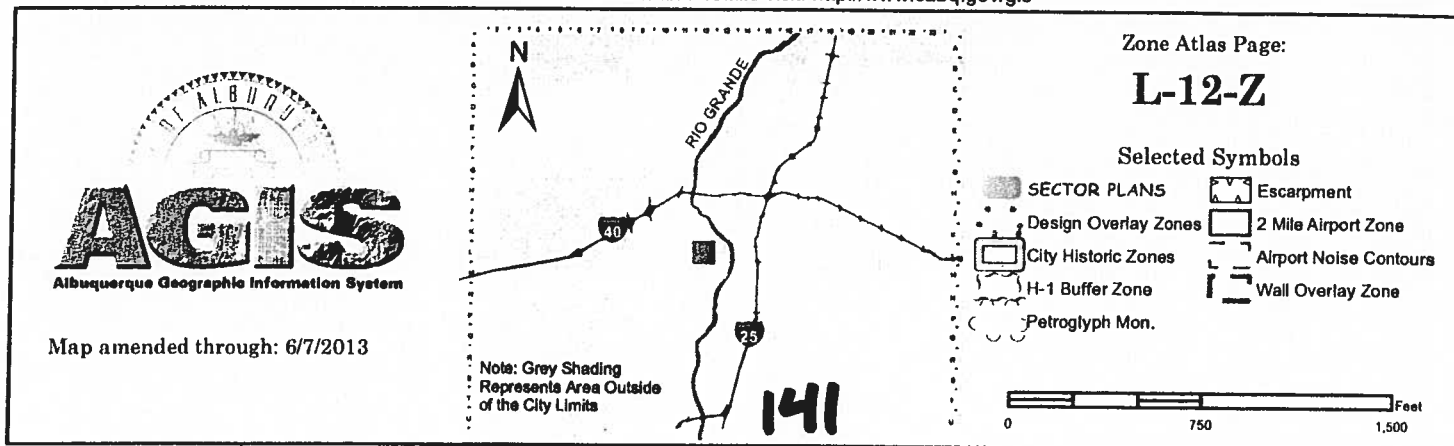
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1

Miles



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





**CITY OF ALBUQUERQUE  
PETITION FOR ANNEXATION**

INSTRUCTIONS: TYPE OR PRINT IN BLACK INK ONLY. Use additional sheets if necessary. The applicant must provide an exhibit that accurately describes the boundaries of the property to be annexed. This requires a property boundary survey prepared by a licensed professional surveyor unless the exact boundaries of the property are already platted. Other attachments may include a site development plan. Provide thirty (30) copies of any required attachment. Please fold large format attachments to 8-1/2 x 14 inches maximum.

1. LEGAL DESCRIPTION OF AREA PROPOSED FOR ANNEXATION:  
MRGCD Tracts 148A1B, 147B1, 147B2A  
and 148A1A1A1A1 located at 2012 and  
2034 Bridge Blvd. SW.
2. TOTAL ACREAGE OF AREA: 1.37 Acres
3. REASON FOR ANNEXATION: (Briefly summarize the letter of explanation submitted with your application.) Request is to unify the zoning of an existing City parcel with O-1 zoning to allow for the expansion of the existing use.
4. CAPITAL IMPROVEMENTS FOR STREETS, WATER, SANITARY SEWER AND STORM DRAINAGE.

**THE APPLICANT(S) AND CITY AGREE THAT:**

- A. Capital improvements will be funded by special assessment districts (SADs) and/or other funding sources.
  - B. The City provides funding through the Capital Improvements Program (CIP), and unless a project is specifically identified in the CIP, the timing of City funded improvements is indefinite.
  - C. In the absence of public funding for required improvements, the land owner(s) or their successors in interest shall install, or cause to be installed, any such improvements in a manner that satisfies City policies and standards.
  - D. A Pre-Annexation Agreement for the provision of certain infrastructure improvements is required, except if the application will result in ten (10) or less residential dwelling units.
  - E. The Pre-Annexation Agreement must be completed and reviewed by the City Engineer (who will make a recommendation) prior to the EPC hearing of the annexation request.
5. PROPOSED ZONING: O-1  
 Apply for a sector plan map amendment if needed.

6. SIGNATURE (S):

- A. OWNER Catholic Charities Foundation Phone 724-4670  
 Mailing Address 6001 Marble Ave. NE E-mail \_\_\_\_\_  
 Legal Description of this owner's property as stated above  
 Acreage 1.37 Signature/Date [Signature]
- B. OWNER \_\_\_\_\_ Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 Legal Description of this owner's property \_\_\_\_\_  
 Acreage \_\_\_\_\_ Signature/Date \_\_\_\_\_
- C. OWNER \_\_\_\_\_ Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 Legal Description of this owner's property \_\_\_\_\_  
 Acreage \_\_\_\_\_ Signature/Date \_\_\_\_\_

Attach additional signatures as necessary.

Revised: 7/2011

C:\Documents and Settings\ONCDAN\Local Settings\Temporary Internet Files\OLK1CF\Petition for Annexation rev 7 2011.doc

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Angela Benson (Agent) BSA Architects DATE OF REQUEST: 8-25-14 ZONE ATLAS PAGE(S): L-12

CURRENT: ZONING County CN-R-1 LEGAL DESCRIPTION: LOT OR TRACT # 148A1B BLOCK # \_\_\_\_\_  
PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_ SUBDIVISION NAME \_\_\_\_\_

### REQUESTED CITY ACTION(S):

ANNEXATION ☒  
ZONE CHANGE ☒ From CN-R-1 To O-1  
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: 1  
BUILDING SIZE: 28,000 (sq. ft.) OFFICE BLDG.

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

APPLICANT OR REPRESENTATIVE

Property Address → 2012 & 2034 Bridge Blvd. SW  
Catholic Charities Foundation  
Angela Benson (Agent) DATE 8-25-2014

(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 824-3994

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

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

28K OFFICE BLDG. < 51K TIS THRESHOLD FOR OFFICE

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.

TRAFFIC ENGINEER

DATE

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

TIS -SUBMITTED ☐ ☐  
-FINALIZED ☐ ☐

TRAFFIC ENGINEER

DATE

Revised January 20, 2011



Darren Sowell

ARCHITECTS

www.dsaabq.com

505.342.6200

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, New Mexico 87102  
Telephone: (505) 924-3860

August 25, 2014

**Catholic Charities - Annexation Petition and Zone Map Amendment Request, In Accordance with Resolution 270-1980**

This is a request for approval for annexation of 1.37 acres currently in the County of Bernalillo with split zoning of C-N and R-1. Concurrently, we are requesting the establishment of a zoning designation of O-1 (Office and Institution) in the City of Albuquerque. Catholic Charities, the owner of both parcels also owns the adjacent parcel to the east which is developed as Catholic Charities Bridge Street Campus. The subject properties are located on the south side of Bridge Boulevard between Pear Road and the Atrisco Ditch. The property currently has R-1 and C-N zoning, with the majority under C-N designation, the adjoining properties to the east of the subject site are within the jurisdiction of the City of Albuquerque and zoned O-1.

The annexation would allow the applicant to expand existing services and embark on one of its greatest endeavors to date—the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project, in the heart of Albuquerque's South Valley, will allow Catholic Charities to create a single campus where essential services and programs can be distributed to individuals who seek assistance each year under one cohesive jurisdiction with a clear path forward for development.

On September 27, 2013 the Board of County Commissioners reviewed and approved the application for annexation into the City of Albuquerque. The 1.37 acre parcel request was found to have no adverse impacts to the provision of County services or on the surrounding lands remaining under the jurisdiction of Bernalillo County.

Further, annexation will provide continuity of local government oversight and public service to this property and establishment of the zoning designation of O-1 will allow Catholic Charities to expand the current campus under the City's jurisdiction, policies and regulations guiding desired development that will allow for the expansion of approximately +/- 28,000 sq. ft. of the Bridge Campus **in accordance with Resolution 270-1980 (Appendix B):**

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

The proposed zoning of O-1 will respect the location, intensity and design of new development, existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, recreational concerns because it is compatible with the adjacent O-1 zoning and will not overburden the existing natural or built environment. Furthermore, the



proposed O-1 zoning for the parcel to be annexed is consistent with the O-1 zoning in place at the existing Bridge Campus site to the east and will allow for cohesive development.

- (B) **Stability of land use 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.**

The purpose of this request to change to COA O-1 is for consistent development and governing criteria for a cohesive expansion of the existing campus property to the east, which is zoned COA O-1. In addition O-1 (City of Albuquerque) zoning exist on a number of parcels directly adjacent to the subject site further east. The use and consistency of development will continue to be consistent with this request and will not create instability.

- (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.**

The subject site is in the Jurisdiction of the Southwest Area Plan (Rank 2). The goals of this plan state that Bridge Boulevard is a desirable location for commercial and office uses that would serve to meet the day-to-day needs of residents in the immediate area. Further, stores and offices could provide much needed additional services and economic activity for the area and diminish the potential for future river crossings by creating areas of education and services within this plan area.

***Southwest Area Plan – Community Involvement and Services Policies – (pg. 83)***  
***“To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care, and public and private services that contribute to the well being of the community.***

The very mission of Catholic Charities' is to create hope for those in need by promoting self-sufficiency, strengthening families, fighting poverty and building community. Catholic Charities in New Mexico has been dedicated to finding solutions to some of the most pressing social challenges individuals and families in our community face. Charities collaborate with various social service providers to address the needs of those in our community regardless of race, religion, country of origin, disabilities, gender or sexual orientation. Their goal is to provide clients and their families with the tools they need to become self-sufficient. Catholic charities is dedicated to taking aid to a higher level. In response to the increased need for services in the South Valley, Catholic Charities has embarked on one of its greatest endeavors to date—the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project will also allow Catholic Charities to create a single campus where essential services and programs can be distributed to individuals who seek assistance each year.

***Southwest Area Plan - Policy 37 – Public and private sectors shall work together to aid innovative programs that promote improved community services.***

This project will allow Catholic Charities to create a single campus where essential services and programs will be offered to individuals who seek assistance each year. The reality is that each day, more and more people in this community are faced with economic uncertainty and long-term unemployment and are looking to Catholic Charities for assistance. While federal and state funding continues to decline, the need for services provided by Catholic Charities is growing exponentially.

**Albuquerque/Bernalillo County Comprehensive Plan – “Promote neighborhood vitality, public safety, affordable housing, customer service, balanced infrastructure spending, sustainability and infill, economic vitality and cultural development; Reinforce and expand interest in and sense of community as evidenced by the growth of neighborhood organizations and other special purpose community organizations;”**

This project is the epitome of providing “neighborhood vitality and a sense of community” as the services and programs offered at this community center will greatly benefit the very residents in which it serves.

**Albuquerque/Bernalillo County Comprehensive Plan – Education “The availability of educational opportunities and the location of the facilities which provide them are major contributors to building a good city. Opportunity to lead a good life depends on access to education, educational opportunity, in turn, is the foundation for life-long learning.”**

This community center project will provide a multitude of learning and educational opportunities for the residents of the South Valley. The very mission of the Catholic Charities is to provide the education programs and services that otherwise would not be offered to economically disadvantaged members of this community.

**Albuquerque/Bernalillo County Comprehensive Plan – Human Services “The City Department of Family and Community Services provides support to the high priority human service needs for disadvantaged. The City also coordinates private and non-profit efforts to supply human services to qualifying residents and as liaison with outside organizations.”**

Once again, this nonprofit organization is aligned with the goals and policies of the Comprehensive Plan to provide service needs to the disadvantaged in the heart of their community.

- (D) The applicant must demonstrate that the existing zoning is inappropriate: (3) a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply:**

The subject request meets all of the policies and criteria of R-270-1980, most notably: The requested O-1 zoning is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan as demonstrated above in the multitude of policies and goals furthered by this request.

- (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 community.**

The establishment of O-1 zoning is appropriate because it is similar to surrounding zoning and will provide cohesive development and stability to the area. In addition,

the above-described parcels are contiguous to existing O-1 zoning development and the proposed uses are permissive in the O-1 zoning category. This project proposes no uses that are not permissive in the O-1 zone nor any that would be detrimental to the surrounding area or harmful to the community.

**A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be:**

- a. Denied due to lack of capital funds, or
- b. Granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

The subject site is serviceable with City utilities and services and vehicular access is provided on Bridge Boulevard. The development of the parcels will not require any capital improvements by the City. Development of this property will utilize extensions of the water and sanitary sewer services that originate on Bridge Blvd. and service the Bridge Campus adjacent to the east.

- (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 any other economic considerations are not a determining factor in this request. City O-1 zoning will promote commercial development with existing similarly commercially zoned property to the east and allow for the extension of a permissive use on the property furthering infill development and added services for the community.

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

The roadway classification designation has no bearing in this request. The proposed location of the community center institution is based upon serving the needs of the community in which it is located.

- (I) **A zone change request which would give a zone different from surrounding zoning on one small area, especially when only one premise is involved, is generally called a "spot zone".**

This request will not create a spot zone as the property adjacent to the east is COA O-1 as well as several other properties.

**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.**

This request will not create a strip zone. The area surrounding the property to the east is zoned O-1.

The subject request meets all of the policies and criteria of R-270-1980, most notably: The requested O-1 zoning is more advantageous to the community as articulated in the Comprehensive Plan and the **Southwest Area Plan**.

The **Goal of the Semi-Urban Area** 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 choice in housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.

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

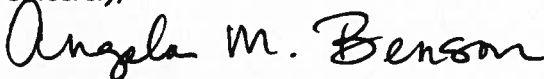
Where new commercial development occurs, it should be located in existing commercially zoned areas. The adjacent property is currently zoned O-1 and is contiguous to several other parcels of developed property also zoned O-1

A Goal of the Southwest Area Plan is to encourage quality commercial/office/institutional development and redevelopment in response to area needs in already developed/established commercial zones and areas. The proposed zoning designation of O-1 is consistent with the current zoning and surrounding areas of developed commercial/Office/Institution use. The proposed lot will be developed as an expansion to an existing office/institution use.

The approval of this petition for annexation and a zoning designation of O-1 for the site will ensure cohesive development with the adjacent parcel and surrounding areas.

We respectfully request that the EPC support this important community development project for the Southwest Area of Albuquerque.

Sincerely,



Angela M. Benson (Agent)  
Vice President  
DSA Architects, LLC  
4700 Lincoln Road NE, Suite 111  
Albuquerque, New Mexico  
Office: (505) 342-6200  
Email: [angelab@dsaabq.com](mailto:angelab@dsaabq.com)



Darren Sowell  
ARCHITECTS



August 25, 2014

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, NM 87102  
Telephone: (505) 924-3860

**Re: Catholic Charities - Annexation Petition and Zone Map Amendment Request for 2012 & 2034 Bridge Boulevard SW**

Environmental Planning Commission:

This firm represents Catholic Charities, a New Mexico Nonprofit Corporation, in their effort to annex two parcels of land into the City of Albuquerque and establish City Zoning classification of O-1 (Office & Institutional) for the express purpose of expanding the Catholic Charities Bridge Street Campus, which is currently located adjacent to these parcels at 2010 Bridge Blvd. SW.

The approval of this annexation and zoning request would allow the applicant to expand existing services and embark on its greatest endeavor to date – the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project, in the heart of Albuquerque's South Valley, will allow Catholic Charities to create a single campus where essential services and programs will be available to individuals who seek assistance.

Catholic Charities owns both proposed parcels of land, which are directly adjacent to the current Bridge Street Campus. The applicant would like to combine their current property at 2010 Bridge with the two additional parcels to expand the Bridge Street Campus as noted above, which is a permissive use in O-1 (office & institution) zoning. Included with this request are the architectural renderings and conceptual site plan that depict the desired result of the project. The two additional parcels will be utilized to expand parking and add a two-story building with outdoor play areas.

In September 2013, the Board of County Commissioners approved the application for annexation into the City of Albuquerque. The 1.37 acre parcel was found to have no adverse impacts to the provision of County services or the surrounding lands.

Catholic Charities is in the final planning and fundraising phase of this project. It is anticipated that construction for this project will begin mid 2015.

We respectfully request a recommendation of approval for the Annexation petition and Zone Map Amendment into the City of Albuquerque. If you have any questions regarding the Catholic Charities Bridge Street Campus Expansion, I can be reach at the information below.

149

Respectfully Submitted,

*Angela M. Benson*

Angela Benson, Vice President (Agent)  
DSA Architects, LLC.  
4700 Lincoln Road NE, Suite 111  
Albuquerque, NM. 87109  
(505) 342-6200  
[angelab@dsaabq.com](mailto:angelab@dsaabq.com)



Darren Sowell  
ARCHITECTS

151

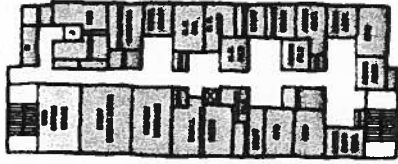


VIEW FROM THE NORTHWEST  
**CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS**

07-27-2012

Architecture  
Interiors  
Planning  
Sustainable Design

Van H. Gilbert Architect PC

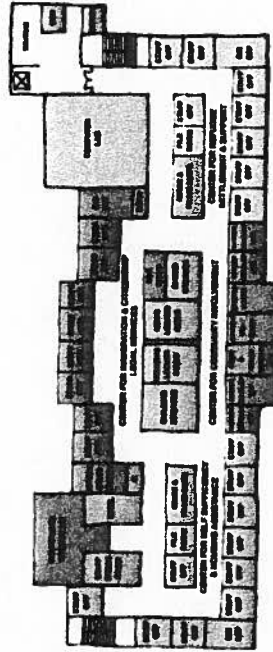


PROJECT

CATHOLIC CHARITIES  
ARCHDIOCESE OF  
SANTA FE - NEW  
CAMPUS

2010 BRIDGE BLVD SW  
ALBUQUERQUE NM,  
87105

Van H. Gilbert Architect PC



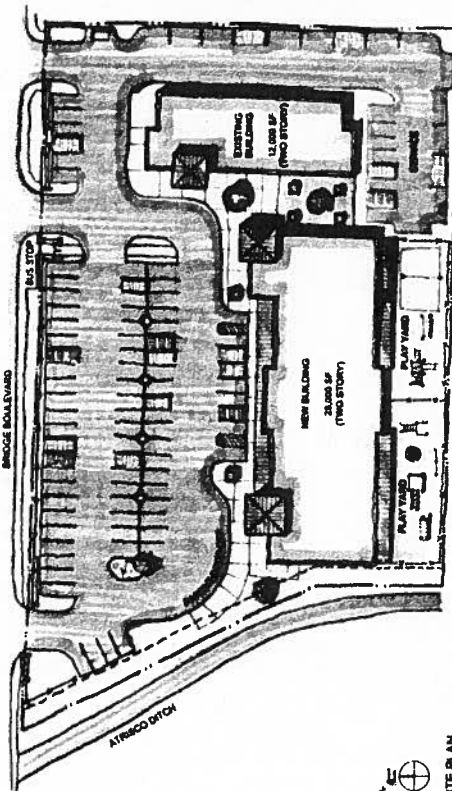
SECOND FLOOR PLAN

CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS

SCALE 1/8" = 1'-0"

02-03-2012

Van H. Gilbert Architect PC

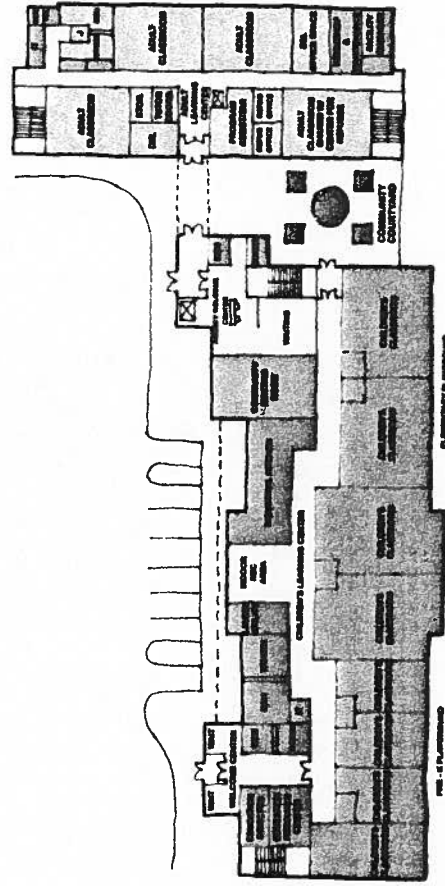


SITE PLAN

CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS

SCALE 1/8" = 1'-0"

02-07-2011



FIRST FLOOR PLAN

CATHOLIC CHARITIES / ARCHDIOCESE OF SANTA FE - NEW CAMPUS

SCALE 1/8" = 1'-0"

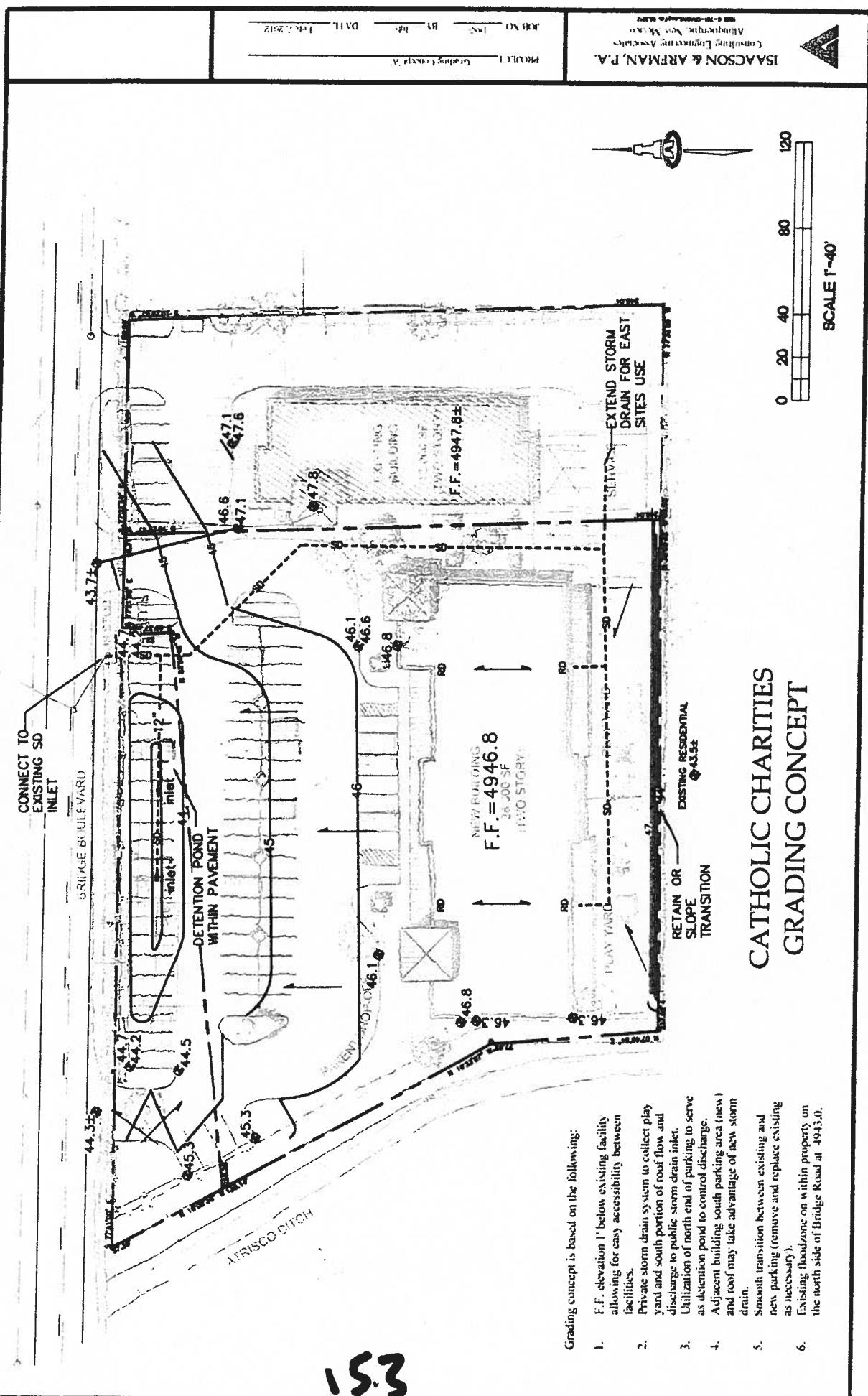
02-03-2012

Van H. Gilbert Architect PC

PRESENTATION  
PLANS

G-100

152



# CATHOLIC CHARITIES GRADING CONCEPT

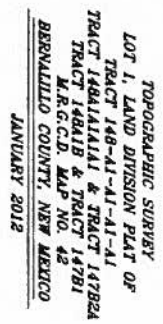
Grading concept is based on the following:

1. F.F. elevation 1' below existing facility allowing for easy accessibility between facilities.
2. Private storm drain system to collect play yard and south portion of roof flow and discharge to public storm drain inlet.
3. Utilization of north end of parking to serve as detention pond to control discharge.
4. Adjacent building south parking area (new) and roof may take advantage of new storm drain.
5. Smooth transition between existing and new parking (remove and replace existing as necessary).
6. Existing floodzone on within property on the north side of Bridge Road at 4943.0.



SCALE 1"=40'

251



AMERICAN OVERSIGHT

1. AMERICA'S ACTION, NEW MEXICO PROFESSIONAL SANCTION NO. 13844, DO NOT REPLY AND THAT THE SAME IS TRUE AND BELIEVE THIS BUREAU CORRESPOND TO THE BUREAU STANDARDS AS ADOPED BY THE MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND NOT OF NEW MEXICO SANCTION ORGANISM.

*W. Mc.*

AMERICA'S ACTION, NEW MEXICO  
1-26-2012  
DATE

1) BENCH MARK IS ACS STATION 14.112 (ELEVATION = 440.75)

2) THERE IS NOT A BENCHMARK SURVEY, APPROPRIATE PROPERTY CORNERS ARE KNOWN FOR  
"BENCH" (BENCH) DATA BEING IN FROM PREVIOUS BENCHMARK NETWORK.

| LINE# | DESCRIPTION                    |
|-------|--------------------------------|
| 1     | UNDERGROUND TELEPHONE EXISTING |
| 2     | UNDERGROUND POWER EXISTING     |
| 3     | UNDERGROUND POWER EXISTING     |
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| SANDIA LAND SURVEYING |        |
| 010-12                | 1-2012 |
| 1-20                  | A.S.M. |





Darren Sowell

ARCHITECTS

www.dsaabq.com

505.342.6200

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, New Mexico 87102  
Telephone: (505) 924-3860

August 25, 2014

**Catholic Charities - Annexation Petition and Zone Map Amendment Request, In  
Accordance with Resolution 54-1990**

**Section 1.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban and Developing Urban are particularly appropriate for the range of urban services which the City can provide, and annexation of such areas into the City is desired and encouraged. More specifically, annexation of areas planned to have urban intensity development will be approved when the following policies are met, unless the City concludes that the anticipated delay in provision of City services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

- a. Compliance with City policy regarding land dedication for public facilities is assured;
- b. The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities: **This project is an expansion to an existing facility in the City limits which is served by City streets, transit, sanitary sewer and storm water facilities. All utilities are in place and are of sufficient capacity for this development. There will be no expenditures to be incurred by the City of Albuquerque for this project.**

- (1) The timing to be per a written City statement of intent as to when it or another public body will be able to provide such capital facilities, such City statement to be issued prior to annexation; and/or

**There will be no expenditures to be incurred by the City of Albuquerque for this project.**

- (2) The timing to remain indefinite but a substantial number of years in the future, based on a written City statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or

(3)

**There will be no expenditures to be incurred by the City of Albuquerque for this project.**

- (3) A commitment by the land owner that he or his successors in interest will, in a manner that City standards, install and pay for such facilities or cause them to be installed and paid.

c. The City may decline an annexation if necessary capital expenditures fall all or partly under paragraph b(2), above, and the City concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case; **There will be no expenditures to be incurred by the City of Albuquerque for this project.**



d. Land annexed shall be to some extent contiguous to the City limits, except land owned by the City may be annexed when it is not contiguous where this is allowed by state statutes; **The parcels requested for annexation are immediately adjacent (contiguous) to developed property in the City limits.**

e. Land to be annexed shall have provision for convenient street access to the City; **The land to be annexed has sufficient ingress/egress to Bridge Boulevard. This property has approximately 320 ft. of linear frontage for vehicle, pedestrian and transit traffic.**

f. Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the City boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the City; **A site plan and grading & drainage plan have already been prepared, the City utilities have been located in Bridge Boulevard and will be easily brought to the property line for development. There are no additional utilities that need to be delivered, thus incurring no capital cost to the City.**

g. City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance. See application material on page 10-10.

**With the approval of this request for annexation, the applicant intends to replat the existing two parcels into one cohesive parcel with the existing facility that is located in the City. This will satisfy the requirement that definite lines demonstrating City jurisdiction and territory.**

**Section 2.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

- a. The policies stated in the subsections of Section 1 above; and
- b. Applications are accompanied or preceded by satisfactory plans for each community proposed.

**This project and parcels being requested for Annexation are not identified as being part of the "Reserve"**

**Section 3.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation where the policies of the Semi-Urban and Rural Areas sections of the Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for a low intensity area, as indicated by the Comprehensive Plan, will be assigned. More specifically, annexation in areas planned to be less than urban intensity of development will be approved when the following policies are met:

- a. The policies stated in the subsections of Section 1 above;

**The property being requested for annexation is in the Semi-Urban area of the Comprehensive Plan. The proposed zoning of O-1 will respect the location, intensity and design of new development, existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, recreational concerns because it is compatible with the adjacent O-1 zoning and will not overburden the existing natural or built**

**environment. Furthermore, the proposed O-1 zoning for the parcel to be annexed is consistent with the O-1 zoning in place at the existing Bridge Campus site to the east and will allow for cohesive development. Further demonstrating the adherence to policies of the comprehensive plan in which the general public clearly is better served by this annexation. This proposed development is compatible with the existing commercial development contiguous to the east which includes an office building, post office, restaurant, banking institution and a multitude of retail shopping.**

**b. Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the City will not annex such land unless it:**

**(1) has at least ten percent of its boundary contiguous to the City boundary; or  
The parcels being requested are immediately adjacent to the existing city parcel and the existing facility that will be expanded by this approval. The entire length of the requested parcel is contiguous to the City boundary**

**(2) does not create an arm of the City's incorporate area which is at any point less than 1,000 feet wide.**

**This request does not create an arm of the City's area which is at any point less than 1,000 feet wide.**

**c. Barring exceptional conditions, the City will not annex land on one side of a public street without also annexing the land on the other side of the street; and**

**d. Land shall not be annexed unless appropriate City zone categories are available for regulation of development in accord with planned and appropriate land development patterns.**

**This request is appropriate for the request zoning designation of O-1 which is the City zoning of the parcel being expanded and adjacent to the parcels being requested. This will allow for the cohesive development of the existing use.**

**Section 4. Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:**

**a. The policies stated in the subsections of Section 1 and above;**

**b. The Environmental Planning Commission and the City Council find that the area to be annexed:**

**(1) is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or**

**(2) the land is a City-owned park or open space.**

**c. The long term benefits to the City from the proposed annexation are deemed to outweigh City costs; and**

**d. The subject property owner's reasons for desiring annexation demonstrate a net benefit to the City and to the public welfare if the annexation is approved.**

**Section 5. The City may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:**

**a. That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the City upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available; or**

*b. That City-owned land used for a public purpose is being annexed to better facilitate that use.*

The approval of this petition for annexation and a zoning designation of O-1 for the site will ensure cohesive development with the adjacent parcel and surrounding areas.

We respectfully request that the EPC support this important community development project for the Southwest Area of Albuquerque.

Sincerely,

*Angela M. Benson*

Angela M. Benson (Agent)  
Vice President  
DSA Architects, LLC  
4700 Lincoln Road NE, Suite 111  
Albuquerque, New Mexico  
Office: (505) 342-6200  
Email: [angelab@dsaabq.com](mailto:angelab@dsaabq.com)



**Darren Sowell**  
ARCHITECTS



August 25, 2014

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, NM 87102  
Telephone: (505) 924-3860

**Re: Annexation Petition and Zone Map Amendment Request for 2012 & 2034 Bridge Boulevard SW**

**Environmental Planning Commission:**

Catholic Charities, a New Mexico nonprofit corporation, hereby authorizes DSA Architects (Angela Benson) to act on our behalf in all matters relating to the annexation into the City of Albuquerque, of parcels of land adjacent to the Catholic Charities Bridge Street Campus, now located in the County of Bernalillo, including but not limited to signing of all documents related to annexation.

This authorization is valid until further written notice from Catholic Charities.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Gannon", written over a horizontal line.

Jim Gannon  
CEO/Executive Director

**Administrative Offices**  
3301 Candelaria Rd. NE,  
Suite B  
Albuquerque, NM 87107  
Ph: 505.724.4670  
Fax: 505.254.2623

2010 Bridge SW  
Albuquerque, NM 87105  
Ph: 505.247.0442  
Fax: 505.247.8335

4985 Airport Road  
Santa Fe, NM 87507  
Ph: 505.424.9789  
Fax: 505.424.9792

[www.ccasnm.org](http://www.ccasnm.org)



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

#### 5. REMOVAL

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

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

Angela Benson (Agent) 8/25/2014  
(Applicant or Agent) (Date)

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

PROJECT NUMBER: \_\_\_\_\_



# DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for  
Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: [swinklepleck@cabaq.gov](mailto:swinklepleck@cabaq.gov). ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at **(505) 924-3914**.

**Zone Map and this Developer Inquiry Sheet MUST be provided with request.**  
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: ☐ Free-Standing Tower -OR- ☐ Concealed Tower  
☒ EPC Submittal ☐ DRB Submittal ☐ LUCC Submittal ☐ Liquor Submittal  
☐ Administrative Amendments (AA's) Submittal ☐ City Project Submittal

CONTACT NAME: Angela Benson (Agent)  
COMPANY NAME: DSA Architects  
ADDRESS/ZIP: 4700 Lincoln Road  
PHONE: (505) 342-6200 FAX: 342-6201

## LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS  
DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tracts 148A1B, 147B1, 147B2A and  
148A1A1A1A1 located at 2012 and 2034  
Bridge Blvd. SW.

LOCATED ON 2012 & 2034 Bridge Blvd SW  
STREET NAME OR OTHER IDENTIFYING LANDMARK  
BETWEEN South Side of Bridge Between Pear AND  
STREET NAME OR OTHER IDENTIFYING LANDMARK Road

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (L-12).

ONC/DevelopInquirySheet/siw (01/26/12)

Annexation and  
Zone Map Amendment



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

August 25, 2014

Angela Benson  
DSA Architects  
4700 Lincoln Rd.  
Phone: 505-342-6200 Fax: 505-342-6201

Dear Angela:

Thank you for your inquiry of August 25, 2014 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (EPC SUBMITTAL) TRACTS 148A1B, 147B1, 147B2A AND 148A1A1A1A1 LOCATED AT 2012 AND 2034 BRIDGE BOULEVARD SW. zone map L-12.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

**SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Dalaina Carmona*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD ASSOCIATION.**

# ATTACHMENT "A"

August 25, 2014

Angela Benson  
DSA Architects  
4700 Lincoln Rd.  
Phone: 505-342-6200 Fax: 505-342-6201

**VECINOS DEL BOSQUE N.A. (VDB) "R"**

**\*Rod Mahoney** e-mail: rmahoney01@comcast.net  
1838 Sadora Rd. SW/87105 681-3600 (c)  
Robert Sanchez  
631 Sunset SW/87105 242-7635 (h)  
**Website:** www.vecinosdelbosque.org

**Council District:** 3&County  
**County District:** 2  
**Police Beat:** 118/SW  
**Zone Map:** K-L-12-13

## NEIGHBORHOOD COALITIONS

**SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

**\*Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c) e-mail: rmahoney01@comcast.net  
Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) e-mail: mbfernandez1@gmail.com  
**Website:** www.svcna.org

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

**\*Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)  
e-mail: johnnyepena@comcast.net  
Jerry Gallegos, 417 65<sup>th</sup> St. SW/87121 261-0878 (c) e-mail: jgallegos@vdmn.org

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

**\*Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)  
e-mail: jfworrall@comcast.net  
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)  
e-mail: hlhen@comcast.net



# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

~~FOR EPC OR DRB APPLICATIONS: If there are associations, a copy must be submitted with application packet -OR-~~

- [ ] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

~~FOR EPC OR DRB APPLICATIONS: If there are associations, a copy must be submitted with application packet.~~

~~FOR EPC OR DRB APPLICATIONS: If there are associations, a copy must be submitted with application packet.~~

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov).

Thank you for your cooperation on this matter.

.....  
(below this line for ONC use only)

Date of Inquiry: **8/25/14** Time Entered: **3:45 p.m.** ONC Rep. Initials: **DC**

164

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0109



Sent To **Rod Mahoney**  
Street, Apt. No., or PO Box No. **1838 Sadora Rd.**  
City, State, ZIP+4 **Albuquerque, NM 87105**  
PS Form 3800, August 2006 See Reverse for Instructions

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| Total Postage & Fees                              | \$ 6.49 |

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Sent To **Marcia Fernandez**  
Street, Apt. No., or PO Box No. **2401 Violet SW**  
City, State, ZIP+4 **Albuquerque, NM 87105**  
PS Form 3800, August 2006 See Reverse for Instructions

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Sent To **Robert Sanchez**  
Street, Apt. No., or PO Box No. **631 Sunset SW**  
City, State, ZIP+4 **Albuquerque, NM 87105**  
PS Form 3800, August 2006 See Reverse for Instructions

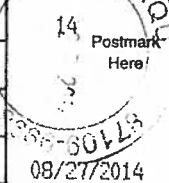
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0109



Sent To **Harry Hendriksen**  
Street, Apt. No., or PO Box No. **16592 Rio Del Sol**  
City, State, ZIP+4 **Albuquerque, NM 87114**  
PS Form 3800, August 2006 See Reverse for Instructions

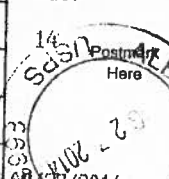
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| Total Postage & Fees                              | \$ 6.49 |

0109



Sent To **Jerry Gallegos**  
Street, Apt. No., or PO Box No. **417 6th Street**  
City, State, ZIP+4 **Albuquerque, NM 87121**  
PS Form 3800, August 2006 See Reverse for Instructions

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| Total Postage & Fees                              | \$ 6.49 |

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Sent To **Jerry Worrall**  
Street, Apt. No., or PO Box No. **1039 Pinaludo Pl.**  
City, State, ZIP+4 **ABQ, NM 87120**  
PS Form 3800, August 2006 See Reverse for Instructions

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| Sent To: <b>Johnny Pena</b><br>Street, Apt. No., or PO Box No.: <b>6325 Sunset Gardens</b><br>City, State, ZIP+4: <b>Albuquerque, NM 87121</b><br>PS Form 3800, August 2006 See Reverse for Instructions |         |  |

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| Total Postage & Fees   | \$ 6.49 |  |
| Sent To: <b>Red Mahoney</b><br>Street, Apt. No., or PO Box No.: <b>1838 Sadora Rd.</b><br>City, State, ZIP+4: <b>Albuquerque, NM 87105</b><br>PS Form 3800, August 2006 See Reverse for Instructions |         |  |

August 25, 2014

Westside Coalition of N.A.'s  
Attention: Harry Hendriksen  
10592 Rio Del Sole Ct. NW  
Albuquerque, NM. 87114

**Re: NOTIFICATION - Catholic Charities Annexation Petition and Zone Map Amendment Request for 2012 & 2034 Bridge Boulevard SW**

Westside Coalition of N.A.'s

This firm represents Catholic Charities, a New Mexico Nonprofit Corporation, in their effort to annex two parcels of land into the City of Albuquerque and establish City Zoning classification of O-1 (Office & Institutional) for the express purpose of expanding the Catholic Charities Bridge Street Campus, which is currently located adjacent to these parcels at 2010 Bridge Blvd. SW.

The approval of this annexation and zoning request would allow the applicant to expand existing services and embark on its greatest endeavor to date – the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project, in the heart of Albuquerque's South Valley, will allow Catholic Charities to create a single campus where essential services and programs will be available to individuals who seek assistance.

Catholic Charities owns both proposed parcels of land, which are directly adjacent to the current Bridge Street Campus. The applicant would like to combine their current property at 2010 Bridge with the two additional parcels to expand the Bridge Street Campus as noted above, which is a permissive use in O-1 (office & institution) zoning. Included with this request are the architectural renderings and conceptual site plan that depict the desired result of the project. The two additional parcels will be utilized to expand parking and add a two-story building with outdoor play areas.

In September 2013, the Board of County Commissioners approved the application for annexation into the City of Albuquerque. The 1.37 acre parcel was found to have no adverse impacts to the provision of County services or the surrounding lands.

We respectfully request a recommendation of approval for the Annexation petition and Zone Map Amendment into the City of Albuquerque. If you have any questions regarding the Catholic Charities Bridge Street Campus Expansion, I can be reach at the information below.

Respectfully Submitted

Angela Benson, Vice President (Agent)  
DSA Architects, LLC.  
4700 Lincoln Road NE, Suite 111  
Albuquerque, NM. 87109  
(505) 342-6200  
[angelab@dsaabq.com](mailto:angelab@dsaabq.com)



Darren Sowell

ARCHITECTS

www.dsaabq.com

505.342.6200

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, New Mexico 87102  
Telephone: (505) 924-3860

August 25, 2014

**Catholic Charities - Annexation Petition and Zone Map Amendment Request, In Accordance with Resolution 270-1980**

This is a request for approval for annexation of 1.37 acres currently in the County of Bernalillo with split zoning of C-N and R-1. Concurrently, we are requesting the establishment of a zoning designation of O-1 (Office and Institution) in the City of Albuquerque. Catholic Charities, the owner of both parcels also owns the adjacent parcel to the east which is developed as Catholic Charities Bridge Street Campus. The subject properties are located on the south side of Bridge Boulevard between Pear Road and the Atrisco Ditch. The property currently has R-1 and C-N zoning, with the majority under C-N designation, the adjoining properties to the east of the subject site are within the jurisdiction of the City of Albuquerque and zoned O-1.

The annexation would allow the applicant to expand existing services and embark on one of its greatest endeavors to date—the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project, in the heart of Albuquerque's South Valley, will allow Catholic Charities to create a single campus where essential services and programs can be distributed to individuals who seek assistance each year under one cohesive jurisdiction with a clear path forward for development.

On September 27, 2013 the Board of County Commissioners reviewed and approved the application for annexation into the City of Albuquerque. The 1.37 acre parcel request was found to have no adverse impacts to the provision of County services or on the surrounding lands remaining under the jurisdiction of Bernalillo County.

Further, annexation will provide continuity of local government oversight and public service to this property and establishment of the zoning designation of O-1 will allow Catholic Charities to expand the current campus under the City's jurisdiction, policies and regulations guiding desired development that will allow for the expansion of approximately +/- 28,000 sq. ft. of the Bridge Campus **in accordance with Resolution 270-1980 (Appendix B):**

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

The proposed zoning of O-1 will respect the location, intensity and design of new development, existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, recreational concerns because it is compatible with the adjacent O-1 zoning and will not overburden the existing natural or built environment. Furthermore, the

proposed O-1 zoning for the parcel to be annexed is consistent with the O-1 zoning in place at the existing Bridge Campus site to the east and will allow for cohesive development.

- (B) **Stability of land use 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.**

The purpose of this request to change to COA O-1 is for consistent development and governing criteria for a cohesive expansion of the existing campus property to the east, which is zoned COA O-1. In addition O-1 (City of Albuquerque) zoning exist on a number of parcels directly adjacent to the subject site further east. The use and consistency of development will continue to be consistent with this request and will not create instability.

- (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.**

The subject site is in the Jurisdiction of the Southwest Area Plan (Rank 2). The goals of this plan state that Bridge Boulevard is a desirable location for commercial and office uses that would serve to meet the day-to-day needs of residents in the immediate area. Further, stores and offices could provide much needed additional services and economic activity for the area and diminish the potential for future river crossings by creating areas of education and services within this plan area.

**Southwest Area Plan – Community Involvement and Services Policies – (pg. 83)**  
***“To foster a healthy community, we want services, programs and educational resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care, and public and private services that contribute to the well being of the community.***

The very mission of Catholic Charities' is to create hope for those in need by promoting self-sufficiency, strengthening families, fighting poverty and building community. Catholic Charities in New Mexico has been dedicated to finding solutions to some of the most pressing social challenges individuals and families in our community face. Charities collaborate with various social service providers to address the needs of those in our community regardless of race, religion, country of origin, disabilities, gender or sexual orientation. Their goal is to provide clients and their families with the tools they need to become self-sufficient. Catholic charities is dedicated to taking aid to a higher level. In response to the increased need for services in the South Valley, Catholic Charities has embarked on one of its greatest endeavors to date—the construction of Catholic Charities' community service center known as *Casa de Corazon*. This project will also allow Catholic Charities to create a single campus where essential services and programs can be distributed to individuals who seek assistance each year.

**Southwest Area Plan - Policy 37 – Public and private sectors shall work together to aid innovative programs that promote improved community services.**

This project will allow Catholic Charities to create a single campus where essential services and programs will be offered to individuals who seek assistance each year. The reality is that each day, more and more people in this community are faced with economic uncertainty and long-term unemployment and are looking to Catholic Charities for assistance. While federal and state funding continues to decline, the need for services provided by Catholic Charities is growing exponentially.



**Albuquerque/Bernalillo County Comprehensive Plan – “Promote neighborhood vitality, public safety, affordable housing, customer service, balanced infrastructure spending, sustainability and infill, economic vitality and cultural development; Reinforce and expand interest in and sense of community as evidenced by the growth of neighborhood organizations and other special purpose community organizations;”**

This project is the epitome of providing “neighborhood vitality and a sense of community” as the services and programs offered at this community center will greatly benefit the very residents in which it serves.

**Albuquerque/Bernalillo County Comprehensive Plan – Education “The availability of educational opportunities and the location of the facilities which provide them are major contributors to building a good city. Opportunity to lead a good life depends on access to education, educational opportunity, in turn, is the foundation for life-long learning.**

This community center project will provide a multitude of learning and educational opportunities for the residents of the South Valley. The very mission of the Catholic Charities is to provide the education programs and services that otherwise would not be offered to economically disadvantaged members of this community.

**Albuquerque/Bernalillo County Comprehensive Plan – Human Services “The City Department of Family and Community Services provides support to the high priority human service needs for disadvantaged. The City also coordinates private and non-profit efforts to supply human services to qualifying residents and as liaison with outside organizations.”**

Once again, this nonprofit organization is aligned with the goals and policies of the Comprehensive Plan to provide service needs to the disadvantaged in the heart of their community.

- (D) The applicant must demonstrate that the existing zoning is inappropriate: (3) a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply:**

The subject request meets all of the policies and criteria of R-270-1980, most notably: The requested O-1 zoning is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan as demonstrated above in the multitude of policies and goals furthered by this request.

- (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 community.**

The establishment of O-1 zoning is appropriate because it is similar to surrounding zoning and will provide cohesive development and stability to the area. In addition,

the above-described parcels are contiguous to existing O-1 zoning development and the proposed uses are permissive in the O-1 zoning category. This project proposes no uses that are not permissive in the O-1 zone nor any that would be detrimental to the surrounding area or harmful to the community.

**A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be:**

- a. Denied due to lack of capital funds, or
- b. Granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

The subject site is serviceable with City utilities and services and vehicular access is provided on Bridge Boulevard. The development of the parcels will not require any capital improvements by the City. Development of this property will utilize extensions of the water and sanitary sewer services that originate on Bridge Blvd. and service the Bridge Campus adjacent to the east.

- (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 any other economic considerations are not a determining factor in this request. City O-1 zoning will promote commercial development with existing similarly commercially zoned property to the east and allow for the extension of a permissive use on the property furthering infill development and added services for the community.

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

The roadway classification designation has no bearing in this request. The proposed location of the community center institution is based upon serving the needs of the community in which it is located.

- (I) **A zone change request which would give a zone different from surrounding zoning on one small area, especially when only one premise is involved, is generally called a "spot zone".**

This request will not create a spot zone as the property adjacent to the east is COA O-1 as well as several other properties.

**A zone change request which would give a zone different from surrounding zoning on 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 or any adopted sector development plan or area development plan.**

This request will not create a strip zone. The area surrounding the property to the east is zoned O-1.

The subject request meets all of the policies and criteria of R-270-1980, most notably: The requested O-1 zoning is more advantageous to the community as articulated in the Comprehensive Plan and the **Southwest Area Plan**.

The **Goal of the Semi-Urban Area** 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 choice in housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.

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

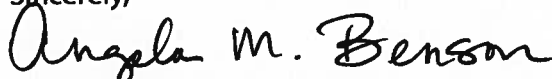
Where new commercial development occurs, it should be located in existing commercially zoned areas. The adjacent property is currently zoned O-1 and is contiguous to several other parcels of developed property also zoned O-1

A Goal of the Southwest Area Plan is to encourage quality commercial/office/institutional development and redevelopment in response to area needs in already developed/established commercial zones and areas. The proposed zoning designation of O-1 is consistent with the current zoning and surrounding areas of developed commercial/Office/Institution use. The proposed lot will be developed as an expansion to an existing office/institution use.

The approval of this petition for annexation and a zoning designation of O-1 for the site will ensure cohesive development with the adjacent parcel and surrounding areas.

We respectfully request that the EPC support this important community development project for the Southwest Area of Albuquerque.

Sincerely,



Angela M. Benson (Agent)

Vice President

DSA Architects, LLC

4700 Lincoln Road NE, Suite 111

Albuquerque, New Mexico

Office: (505) 342-6200

Email: [angelab@dsaabq.com](mailto:angelab@dsaabq.com)



Darren Sowell

ARCHITECTS



Darren Sowell

ARCHITECTS

www.dsaabq.com

505.342.6200

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, New Mexico 87102  
Telephone: (505) 924-3860

August 25, 2014

**Catholic Charities - Annexation Petition and Zone Map Amendment Request, In Accordance with Resolution 54-1990**

**Section 1.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban and Developing Urban are particularly appropriate for the range of urban services which the City can provide, and annexation of such areas into the City is desired and encouraged. More specifically, annexation of areas planned to have urban intensity development will be approved when the following policies are met, unless the City concludes that the anticipated delay in provision of City services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

- a. Compliance with City policy regarding land dedication for public facilities is assured;
- b. The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities: **This project is an expansion to an existing facility in the City limits which is served by City streets, transit, sanitary sewer and storm water facilities. All utilities are in place and are of sufficient capacity for this development. There will be no expenditures to be incurred by the City of Albuquerque for this project.**

- (1) The timing to be per a written City statement of intent as to when it or another public body will be able to provide such capital facilities, such City statement to be issued prior to annexation; and/or

**There will be no expenditures to be incurred by the City of Albuquerque for this project.**

- (2) The timing to remain indefinite but a substantial number of years in the future, based on a written City statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or

(3)

**There will be no expenditures to be incurred by the City of Albuquerque for this project.**

- (3) A commitment by the land owner that he or his successors in interest will, in a manner that City standards, install and pay for such facilities or cause them to be installed and paid.

c. The City may decline an annexation if necessary capital expenditures fall all or partly under paragraph b(2), above, and the City concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case; **There will be no expenditures to be incurred by the City of Albuquerque for this project.**

d. Land annexed shall be to some extent contiguous to the City limits, except land owned by the City may be annexed when it is not contiguous where this is allowed by state statutes; **The parcels requested for annexation are immediately adjacent (contiguous) to developed property in the City limits.**

e. Land to be annexed shall have provision for convenient street access to the City; **The land to be annexed has sufficient ingress/egress to Bridge Boulevard. This property has approximately 320 ft. of linear frontage for vehicle, pedestrian and transit traffic.**

f. Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the City boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the City; **A site plan and grading & drainage plan have already been prepared, the City utilities have been located in Bridge Boulevard and will be easily brought to the property line for development. There are no additional utilities that need to be delivered, thus incurring no capital cost to the City.**

g. City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance. See application material on page 10-10.

**With the approval of this request for annexation, the applicant intends to replat the existing two parcels into one cohesive parcel with the existing facility that is located in the City. This will satisfy the requirement that definite lines demonstrating City jurisdiction and territory.**

**Section 2.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

- a. The policies stated in the subsections of Section 1 above; and
- b. Applications are accompanied or preceded by satisfactory plans for each community proposed.

**This project and parcels being requested for Annexation are not identified as being part of the "Reserve"**

**Section 3.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Semi-Urban and as Rural are appropriate for annexation where the policies of the Semi-Urban and Rural Areas sections of the Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for a low intensity area, as indicated by the Comprehensive Plan, will be assigned. More specifically, annexation in areas planned to be less than urban intensity of development will be approved when the following policies are met:

- a. The policies stated in the subsections of Section 1 above;

**The property being requested for annexation is in the Semi-Urban area of the Comprehensive Plan. The proposed zoning of O-1 will respect the location, intensity and design of new development, existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, recreational concerns because it is compatible with the adjacent O-1 zoning and will not overburden the existing natural or built**

**environment. Furthermore, the proposed O-1 zoning for the parcel to be annexed is consistent with the O-1 zoning in place at the existing Bridge Campus site to the east and will allow for cohesive development. Further demonstrating the adherence to policies of the comprehensive plan in which the general public clearly is better served by this annexation. This proposed development is compatible with the existing commercial development contiguous to the east which includes an office building, post office, restaurant, banking institution and a multitude of retail shopping.**

b. Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the City will not annex such land unless it:

(1) has at least ten percent of its boundary contiguous to the City boundary; or  
**The parcels being requested are immediately adjacent to the existing city parcel and the existing facility that will be expanded by this approval. The entire length of the requested parcel is contiguous to the City boundary**

(2) does not create an arm of the City's incorporate area which is at any point less than 1,000 feet wide.

**This request does not create an arm of the City's area which is at any point less than 1,000 feet wide.**

c. Barring exceptional conditions, the City will not annex land on one side of a public street without also annexing the land on the other side of the street; and

d. Land shall not be annexed unless appropriate City zone categories are available for regulation of development in accord with planned and appropriate land development patterns.

**This request is appropriate for the request zoning designation of O-1 which is the City zoning of the parcel being expanded and adjacent to the parcels being requested. This will allow for the cohesive development of the existing use.**

**Section 4.** Areas which are outside Bernalillo County may be appropriate for annexation when the following policies have been met:

a. The policies stated in the subsections of Section 1 and above;

b. The Environmental Planning Commission and the City Council find that the area to be annexed:

(1) is suitable for urban intensity land uses and is near areas in Bernalillo County which are designated urban by the Albuquerque/Bernalillo County Comprehensive Plan; or

(2) the land is a City-owned park or open space.

c. The long term benefits to the City from the proposed annexation are deemed to outweigh City costs; and

d. The subject property owner's reasons for desiring annexation demonstrate a net benefit to the City and to the public welfare if the annexation is approved.

**Section 5.** The City may annex land even though some or all of the above policies are not met where the Environmental Planning Commission and City Council find:

a. That there is a particular hazard to the health of persons, that such hazard would be removed or materially alleviated by the City upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available; or

*b. That City-owned land used for a public purpose is being annexed to better facilitate that use.*

The approval of this petition for annexation and a zoning designation of O-1 for the site will ensure cohesive development with the adjacent parcel and surrounding areas.

We respectfully request that the EPC support this important community development project for the Southwest Area of Albuquerque.

Sincerely,

*Angela M. Benson*

Angela M. Benson (Agent)  
Vice President  
DSA Architects, LLC  
4700 Lincoln Road NE, Suite 111  
Albuquerque, New Mexico  
Office: (505) 342-6200  
Email: [angelab@dsaabq.com](mailto:angelab@dsaabq.com)



Darren Sowell  
ARCHITECTS

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

#### 5. REMOVAL

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

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

Angela Benson (Agent) 8/25/2014  
(Applicant or Agent) (Date)

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

PROJECT NUMBER: \_\_\_\_\_

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

### Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

~~1. A copy of the "Official" Letter from the applicant (if there are no associations) or a copy of the letter submitted with the application packet.~~ -OR-

- [ ] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

~~2. A copy of the Letter to Neighborhood Associations (if there are associations) or a copy of the letter submitted with application packet.~~

~~3. A copy of the Letter to Neighborhood Associations (if there are associations) or a copy of the letter submitted with application packet.~~

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Dalaina at 824-3906 or via an e-mail message at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **8/25/14** Time Entered: **3:45 p.m.** ONC Rep. Initials: **DC**

**178**

# SIGN POSTING AGREEMENT

## REQUIREMENTS

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#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from Sept. 24, 2014 To October 9, 2014

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
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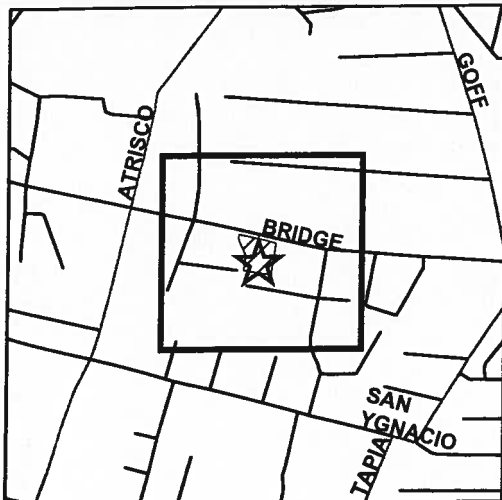
Anah Benson  
(Applicant or Agent)

8/24/14  
(Date)

I issued 2 signs for this application, 8-27-14 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1010208





## 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 = 200 feet

Project Number:  
1010208

Hearing Date:  
10-9-2014

Zone Map Page: I-12  
 Additional Case Numbers:  
 14EPC 40059 & 40060

180



Darren Sowell

ARCHITECTS

www.dsaabq.com

505.342.6200

City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol, 600 Second NW  
Albuquerque, New Mexico 87102  
Telephone: (505) 924-3860

August 25, 2014

**Catholic Charities - Annexation Petition and Zone Map Amendment Request, In Accordance with Resolution 54-1990**

**Section 1.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Central Urban, Established Urban and Developing Urban are particularly appropriate for the range of urban services which the City can provide, and annexation of such areas into the City is desired and encouraged. More specifically, annexation of areas planned to have urban intensity development will be approved when the following policies are met, unless the City concludes that the anticipated delay in provision of City services is so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation:

- a. Compliance with City policy regarding land dedication for public facilities is assured;
- b. The applicant shall agree in writing to timing of capital expenditures for necessary major streets, water, sanitary sewer, and storm-water-handling facilities: **This project is an expansion to an existing facility in the City limits which is served by City streets, transit, sanitary sewer and storm water facilities. All utilities are in place and are of sufficient capacity for this development. There will be no expenditures to be incurred by the City of Albuquerque for this project.**

- (1) The timing to be per a written City statement of intent as to when it or another public body will be able to provide such capital facilities, such City statement to be issued prior to annexation; and/or

**There will be no expenditures to be incurred by the City of Albuquerque for this project. This future office zoning has full urban facilities and services available to it. Water, sewer, and electricity are readily available to the property and currently serve the existing use adjacent to this property. Direct access is provided from Bridge Blvd. Transit Department is requesting a new bus shelter, however, this would be at the expense of the applicant and would incur no costs by the City of Albuquerque.**

- (2) The timing to remain indefinite but a substantial number of years in the future, based on a written City statement, made prior to annexation, that it will provide the facilities but no timing can be assured; and/or
- (3)

***This future office zoning has full urban facilities and services available to it. Water, sewer, and electricity are readily available to the property and currently serve the existing use adjacent to this property. Direct access is provided from Bridge Blvd. There will be no expenditures to be incurred by the City of Albuquerque for this project. Transit Department is requesting a new bus shelter, however, this would be at the expense of the applicant and would incur no costs by the City of Albuquerque.***

(3) A commitment by the land owner that he or his successors in interest will, in a manner that City standards, install and pay for such facilities or cause them to be installed and paid.

c. The City may decline an annexation if necessary capital expenditures fall all or partly under paragraph b(2), above, and the City concludes that it would be unreasonable to make land owners wait for basic utilities and facilities as long as would probably be the case;

***This future office zoning has full urban facilities and services available to it. Water, sewer, and electricity are readily available to the property and currently serve the existing use adjacent to this property. Direct access is provided from Bridge Blvd. There will be no expenditures to be incurred by the City of Albuquerque for this project.***

d. Land annexed shall be to some extent contiguous to the City limits, except land owned by the City may be annexed when it is not contiguous where this is allowed by state statutes; ***The parcels requested for annexation are immediately adjacent (contiguous) to developed property in the City limits.***

e. Land to be annexed shall have provision for convenient street access to the City; ***The land to be annexed has sufficient ingress/egress to Bridge Boulevard. This property has approximately 320 ft. of linear frontage for vehicle, pedestrian and transit traffic.***

f. Land to be annexed shall have reasonable boundaries so that providers of public services can determine with ease where the City boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the City; ***A site plan and grading & drainage plan have already been prepared, the City utilities have been located in Bridge Boulevard and will be easily brought to the property line for development. There are no additional utilities that need to be delivered, thus incurring no capital cost to the City.***

g. City boundaries shall be established along platted lines which will make definite what the city limits are; annexation plats need not meet all requirements of a subdivision plat as specified by the Subdivision Ordinance. See application material on page 10-10.

***With the approval of this request for annexation, the applicant intends to replat the existing two parcels into one cohesive parcel with the existing facility that is located in the City. This will satisfy the requirement that definite lines demonstrating City jurisdiction and territory.***

**Section 2.** Areas which are designated by the Albuquerque/Bernalillo County Comprehensive Plan as Reserve are appropriate for annexation if they meet the guidelines established in the Reserve Area section (II-B-2) of the Plan, so as to create high quality, mixed use, largely self-sufficient planned communities. More specifically, such areas will be approved when the following policies are met:

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***The parcels being requested are immediately adjacent to the existing city parcel and the existing facility that will be expanded by this approval. The entire length of the requested parcel is contiguous to the City boundary***

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***This request does not create an arm of the City's area which is at any point less than 1,000 feet wide.***

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We respectfully request that the EPC support this important community development project for the Southwest Area of Albuquerque.

Sincerely,

*Angela M. Benson*

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Vice President  
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**DISIA**

**Darren Sowell**  
ARCHITECTS

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