



**Environmental
Planning
Commission**

**Agenda Number: 7
Project Number: 1009542
Case #: 13EPC-40132
September 12, 2013**

Staff Report

Agent	Wilson & Co.
Applicant	City of Albuquerque
Request(s)	Zone Map Amendment R-T to C-2
Legal Description	Lot 24, Block 3, West Park Addition
Location	New York Ave. SW between Central Ave. and Gallup St.
Size	Approximately 0.092 acre
Existing Zoning	R-T
Proposed Zoning	C-2

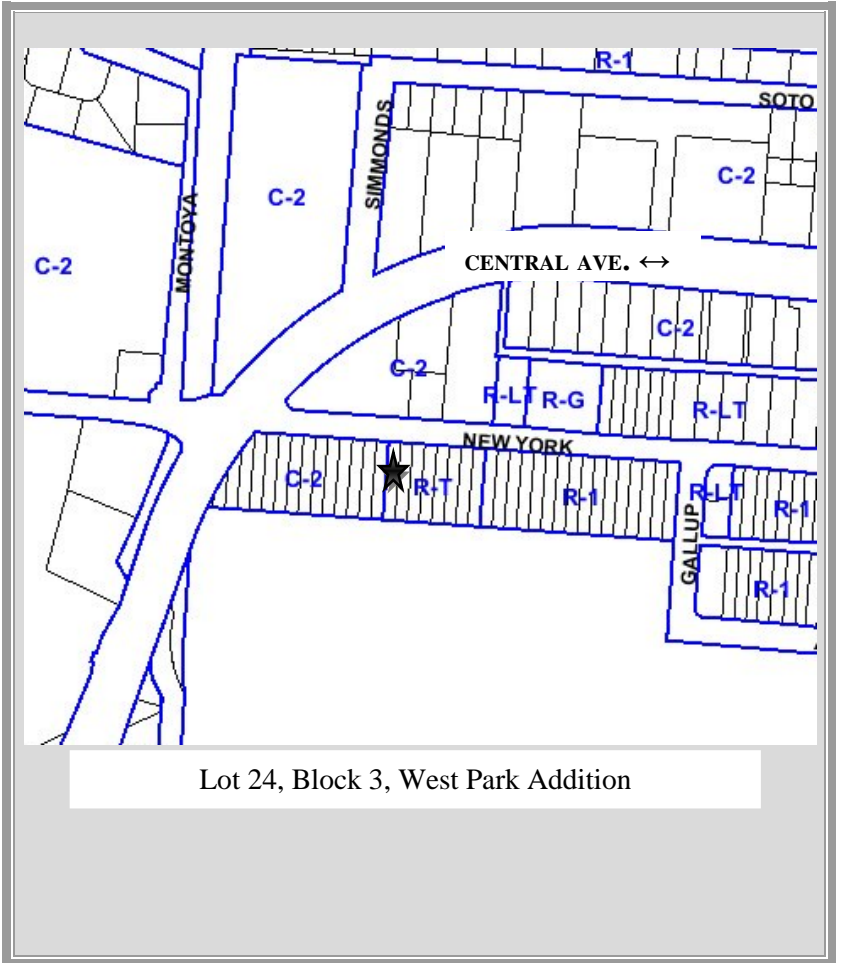
Staff Recommendation
APPROVAL of Case 13EPC-40132 based on the Findings beginning on Page 9.

**Staff Planner
Chris Glore, Planner**

Summary of Analysis

This request is a Zone Map Amendment from R-T to C-2 for a site located along the south side of New York Ave. SW between Central Ave. and Gallup St. The applicant proposes to combine the subject site and the lots containing the El Vado motel and the 'Casa Grande' lots across New York Ave. into one lot.

The proposal is generally consistent with the applicable policies of the Comprehensive Plan and is consistent with the land use and zoning objectives of the Huning Castle - Reynolds Addition Sector Development Plan. The applicant's agent has adequately justified the zone change request as being more advantageous to the community pursuant to R-270-1980. Residents within 100 feet, the West Old Town Neighborhood Association, West Park Neighborhood Association and the North Valley Coalition were notified. There is no known opposition to the requested C-2 zone of Lot 24. Staff recommends approval of the Zone Map Amendment.



City Departments and other interested agencies reviewed this application from 7/29/2013 to 8/9/2013.
Agency comments used in the preparation of this report begin on Page 12.

I. SURROUNDING ZONING, PLAN DESIGNATIONS, AND LAND USES

The surrounding zoning, plan designations, and land uses are as listed below:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	R-T	Comprehensive Plan Established Urban; Huning Castle - Raynolds Addition C-2	Vacant
North	C-2	Comprehensive Plan Established Urban; Huning Castle - Raynolds Addition C-2	Service, Retail, Restaurant
South	SU-1 for Country Club and Golf Course	Comprehensive Plan Established Urban; Huning Castle - Raynolds Addition R-1 SU-1 for Country Club & Golf Course	Golf Course
East	R-T	Comprehensive Plan Established Urban; Huning Castle - Raynolds Addition R-1	Residential
West	C-2	Comprehensive Plan Established Urban; Huning Castle - Raynolds Addition C-2	Vacant (El Vado Motel)

II. INTRODUCTION

Proposal

This request is for a Zone map amendment for Lot 24, Block 3, West Park Addition (the “subject site”). The subject site contains approximately 0.092 acre of land and is located on the south side of New York Ave. SW between Central Ave. and Gallup St. The site is currently zoned R-T. The applicant requests C-2 zoning. The site is within the boundaries of the Huning Castle - Raynolds Addition Rank II Plan.

The subject site consists of one lot, approximately 25 ft. wide and 165 ft. deep. The lot is vacant of any permanent structure. The applicant proposes to record a minor subdivision plat to combine the subject site and the 15 lots comprising the El Vado property, and the three lots of the adjacent ‘Casa Grande’ property, into one lot with a utility and access easement within the vacated right-of-way between Central Ave. and the new cul-de-sac end of New York Ave.

EPC Role

The Environmental Planning Commission (EPC) has decision-making authority for the zone change, pursuant to §14-16-4-1(C) of the Zoning Code.

Context & History

The subject site is located in the Old Town/Historic Central area, where residential and commercial development has been on-going incrementally since the earliest days of the City. Central Ave. was once the primary east-west travel route through Albuquerque, but was succeeded by I-40 when the interstate opened in 1969. Newer public projects developed in the past two decades include the Albuquerque BioPark and the Tingley Beach reconstruction. The predominant existing land use west of the subject site is residential. Commercial uses are along Central Ave., including retail, restaurants and service businesses.

The established development pattern in the area includes older homes and commercial structures, most of which were built prior to the adoption of the City Zoning Code in 1959.

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 map designates Central Ave. as a Principal Urban Arterial. Between 2008 and 2011, the MRCOG traffic counts recorded a 20% decrease in average daily trips (ADT), from 33,400 to 26,600 ADT along Central Ave. between Tingley Dr. and Rio Grande Blvd.

Comprehensive Plan Corridor Designation. Central Ave. is currently designated as a Major Transit Corridor, which is “designed to optimize public transit and move large numbers of people in a very timely and efficient manner.”

Trails/Bikeways. New York Ave. in the subject site vicinity is a designated Bicycle Route.

Transit. ABQ Ride Routes 766, 777 and 66 pass by New York Ave. along Central Ave., operating between the Central/Unser Transportation Center, the Alvarado Transportation Center and/or the Tramway Blvd. Park-and-Ride facility.

Public Facilities/Community Services

The area is well served with public facilities and services. There are six parks and a fire station within approximately one mile of the site. In addition, several museums are less than one mile distant. For more specific information, see the Public Facilities Map.

III. ANALYSIS

Applicable Ordinances, Plans and Policies

This is a request for a Zone map amendment to C-2. The Environmental Planning Commission (EPC) has decision-making authority for the zone change because the site is less than one block in size, pursuant to §14-16-4-1(C)(10) of the Zoning Code.

Albuquerque/Bernalillo County Comprehensive Plan

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for development and service provision. The Plan's goals and policies serve as a means to evaluate development proposals and requests for zone change such as this.

The subject site is located in the area designated Established Urban by the Comprehensive Plan. The Established Urban Area includes most of the developed City, places well established with urban development. The Established Urban Area is subject to policies of Comprehensive Plan Section II.B.5.

Analysis of Applicant's Statements of Policy Consistency

Note: Comprehensive Plan Policy text is in regular font; *the applicant's analysis is in italics*, and *staff's analysis is in bold italics*.

The Section II.B.5 Goal is to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

If the request is approved, future development of the subject property with permissible C-2 uses will be part of the El Vado / Casa Grande redevelopment. Staff finds that the request in association with the planned redevelopment of the El Vado and Casa Grande properties furthers Goal II.B.5.

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

The current zoning in the area is R-T and C-2[and] this zone change would not have any effect on this policy.

The zone change from R-T to C-2 would bring the property into line with the C-2 zoning of the El Vado and Casa Grande properties, and is necessary for the minor subdivision plat combining all of the El Vado and Casa Grande lots into one parcel for a future redevelopment project. Staff finds the request furthers Policy II.B.5.a.

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

This lot is currently part of the El Vado Motel property and no new development is proposed for this lot.

The Zone map amendment is not anticipated to have any adverse impact on environmental conditions and carrying capacities. The proposed C-2 zone will allow the subject lot to be combined with all of the El Vado and Casa Grande lots for a unified redevelopment project site. There is no known neighborhood opposition to the proposed Zone map amendment. Staff finds the request furthers Policy II.B.5.d.

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

Re-zoning of Lot 24 to C-2 will make the zoning consistent with the land use, therefore strengthening the integrity of the existing neighborhood.

The site of the proposed Zone map amendment is within a developed urban area, where a full complement of urban services and utilities are already available. Future development of the lot will be a part of the El Vado / Casa Grande redevelopment, adjacent to existing urban facilities and services. Staff finds the request furthers Policy II.B.5.e.

Policy II.B.5.i: "Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments."

As a standard zone category there are no specific design regulations for subsequent uses. However, the subject lot will be combined into one large parcel and will be integrated into the El Vado / Casa Grande redevelopment project. Future development of the El Vado and Casa Grande properties will be controlled by the City and carefully designed to ensure compatibility with the existing adjacent land uses. Staff finds the request furthers Policy II.B.5.i.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Changing the zone designation from R-T to C-2 facilitates the inclusion of the subject property with the El Vado and Casa Grande lots into one site for redevelopment, and will thereby facilitate redevelopment activities within an older, established neighborhood. Staff finds the request furthers Policy II.B.5.o.

Rank III Plans

The subject site for the requested Zone map amendment is within the boundaries of the adopted Huning Castle and Raynolds Addition Rank III Plan. The Rank III Plan does not provide goals or policies but rather objectives and recommendations:

Land Use and Zoning:

A. Objectives

1. Revise current zoning to make it compatible with existing land uses.

2. Evaluate development on Central Avenue to encourage mixed use, neighborhood oriented development.
 3. Use zoning to stabilize the residential character of the plan area and to enhance the positive aspects of the area, including its distinctive architecture, pleasant landscaping, and human scale.
- B. Recommendations
1. Implement zoning changes as proposed on Map 6.

Based on the map scale used in Map 6, Recommended Zoning, it cannot be determined whether or not the subject site was intended to be within a C-2 zone. Clearly, however, the El Vado and Casa Grande properties were to be zoned C-2 and the subject site has always been part of the El Vado site. Thus the requested C-2 zone will be consistent with the objective to revise current zoning to make it compatible with existing land uses. The El Vado has not yet been re-purposed with active uses, however the request will not conflict with the objectives for encouraging mixed use neighborhood-oriented development or using zoning to stabilize the residential character of the plan area.

Albuquerque Comprehensive Zoning Code

The subject site is currently zoned R-T, and the request is for C-2. In the Zoning Code the R-T zone is described as a zone that “provides suitable sites for houses, townhouses, and uses incidental thereto in the Established and Central Urban areas.” The C-2 zone is described as a zone that “provides suitable sites for office, for most service and commercial activities, and for certain specified institutional uses.” The request will allow the El Vado site to be redeveloped with commercial uses instead of low- to medium-density residential uses.

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: 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.

The zone change justification letter analyzed here, dated August 28, 2013 is the result of Staff’s request for a revised justification.

Analysis of Applicant's Justification (Response to Section 1 A-J)

Note: Policy text is in regular font; 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 proposed zone change is consistent with the health, safety, morals and general welfare of the City. The proposed zone change will correct the zone of lot 24 to reflect the same zoning as the property it is a part of.

Staff agrees that the requested C-2 zone will bring the subject site's zoning into the same zoning designation as the El Vado motel property. The zone change will encourage the use of the subject site as a functional part of the El Vado property, and will enhance the City's ability to combine all of the individual lots into one lot for re-development. The applicant utilizes a policy-based justification for the request (see Section below), so the response to Section 1.A is sufficient.

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 request will promote stability of land use and zoning by matching the zoning with the land use of the property.

Staff agrees that the requested zone map amendment maintains the stability of use in the area, as it will encourage the continued use of the site as a functional part of the El Vado property, and will enhance the City's ability to combine all of the individual lots into one lot and solicit re-development proposals for one site. With any zone change request, it is also important to consider permissive land uses allowable within the zone being requested that could potentially be developed on the subject site and whether these uses may have an adverse impact on the surrounding area. While the C-2 zone allows land uses that are typically higher intensity than the permissive uses under a Residential (R) zone, inclusion of the subject lot into a larger site through platting will assure that its land use will be an integral part of El Vado/ Casa Grande re-development.

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 proposed zone change will be consistent with the Comprehensive Plan as well as the Huning Castle and Raynolds Addition Sector Plan. Compliance with these plans is evidenced by lot 24 being zoned as C-2 in the above mentioned Sector Plan.

Staff agrees with the applicant's statement that the request is consistent with applicable Comprehensive Plan Goals and Policies. The graphics within the Huning Castle and Raynolds Addition Sector Plan are at a scale where determining the recommended zoning of the subject lot is difficult to ascertain. The Sector Plan recommends a zoning of C-2 over the El Vado

property. The Zone map amendment request does not involve residential land uses, except residential use permissive as part of a mixed-use development in the C-2 zone. The request is not anticipated to have any adverse impact on environmental conditions and carrying capacities. There is no known neighborhood opposition to the proposal. The site is within an area where a full complement of urban services and utilities are available. Changing the zone designation from R-T to C-2 facilitates the re-purposing of a vacant historically-significant property within an older, established neighborhood.

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 existing zoning is inappropriate because it is inconsistent with the historical and current property use. This lot is a portion of the historic El Vado Motel and the current zone of R-T is not consistent with the other lots that are part of this property. Amending the zoning map to zone lot 24 as C-2 will be more advantageous to the community because it will match the property use with the zone that the use is intended for.

As discussed above, Staff agrees with the applicant's assertion that the requested zone map amendment will encourage the continued use of the site as a functional part of the El Vado property, and will enhance the City's ability to combine all of the individual lots into one lot and solicit re-development proposals for one integrated site. The small size of the subject lot (approximately 4,000 sq. ft.) would allow only one residential unit if developed under the R-T zone, which requires a minimum lot size of 2,200 sq. ft. per townhouse unit. Thus staff finds the request meets the burden of demonstrating that the existing zoning (R-T) is inappropriate because a different use category (C-2) is more advantageous to the community.

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 does not contain any permissive uses which would be harmful to adjacent property, the neighborhood or the community.

Staff agrees and finds that the requested C-2 zone on the subject property will not be harmful to adjacent property, the neighborhood or the community because redevelopment activities will be controlled by the City. Redevelopment of the site will require compliance with current Zoning Code regulations to provide buffering and landscaping to protect existing neighborhoods.

F. A proposed zone change which, to be utilized through land development, requires major and un-programmed 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.

This request will not require any unprogrammed capital expenditures on the part of the city.

Staff agrees that the request will not result in any major or un-programmed capital expenditures by the City. The approved and funded project to re-construct the abutting portion of New York Ave. will occur whether or not the request is approved.

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 and economic considerations are not the determining justification for this request.

Staff agrees that economic considerations are not a determining factor for the requested zone change. The subject lot will be integrated into re-development of the El Vado, a registered historic landmark.

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

The location of this request is on a major street but as demonstrated above the location on the street is not the justification of this request.

Staff agrees that the street location is not used as a justification for the request.

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

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

This requirement does not apply to this request. The requested change is adjacent to land with the requested zoning and would therefore not result in a spot zone.

Staff agrees. The request is not a spot zone as the site is contiguous to C-2 zoning to the west and north.

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.

This requirement does not apply to this request.

Staff agrees. The requested change would not result in a strip zone as it is only one parcel contiguous to 24 lots already zoned C-2.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Transportation Development has commented that subsequent platting actions for the proposed cul-de-sac and lot consolidation must be reviewed by the DRB.

Neighborhood/Public

Representatives from the West Old Town Neighborhood Association, the West Park Neighborhood Association and the North Valley Coalition, and property owners within 100 feet of the subject site were notified. A facilitated meeting was neither offered nor requested. No comments were received from notified property owners.

VI. CONCLUSION

This request is for a Zone map amendment for the “subject site”, Lot 24, Block 3, West Park Addition, which contains approximately 0.092 acre located along the south side of New York Ave. SW between Central Ave. and Gallup St. The site is currently vacant and is zoned R-T.

The zone change request is consistent with a preponderance of applicable Comprehensive Plan goals and policies and meets the criteria for a Zone Map amendment under R-270-1980.

FINDINGS – 13EPC-40132 – September 12, 2013 – Zone Map Amendment

1. This is a request for a Zone Map Amendment for Lot 24, Block 3, West Park Addition, which contains approximately 0.092 acre located along the south side of New York Ave. SW between Central Ave. and Gallup St.
2. The applicant proposes to change the zone from R-T to C-2 for a vacant property in order to integrate the parcel into the El Vado property as one lot.
3. The subject site is in the Central Urban Area and Established Urban Area of the Comprehensive Plan and is within the Huning Castle - Raynolds Addition Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle - Raynolds Addition Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The applicant has justified the Zone change request pursuant to *Resolution 270-1980* as follows:
 - A. Section 1A: The proposed zone change will correct the zone of lot 24 to reflect the same zoning as the property it is a part of.
 - B. Section 1B: The request will promote stability of land use and zoning by matching the zoning with the land use of the property.
 - C. Section 1C: The proposed zone change will be consistent with the following policies of the Comprehensive Plan:

Policy II.B.5.a – full range of urban land uses. The current zoning in the area is R-T and C-2 and this zone change would not have any effect on surrounding land uses.

Policy II.B.5.d: - location, intensity, and design of new development. This lot is currently part of the El Vado Motel property and no new development is proposed for this lot.

Policy II.B.5.e. – new growth in areas where vacant land is contiguous to urban facilities and services. Re-zoning of Lot 24 to C-2 will make the zoning consistent with the land use, therefore strengthening the integrity of the existing neighborhood.

Policy II.B.5.i: - employment and service uses sited to minimize adverse effects on residential environments. Future development of land uses permissible in a C-2 zone will be a part of the El Vado and Casa Grande redevelopment, and will be controlled by the City to ensure compatibility with the existing adjacent land uses.

Policy II.B.5.o - redevelopment and rehabilitation of older neighborhoods. Changing the zone designation from R-T to C-2 facilitates the re-plot to combine all of the lots into one lot and thereby facilitate redevelopment activities into re-development of the El Vado and Casa Grande properties within an older, established neighborhood.

The proposed zone change will be consistent with the following objective of the Huning Castle and Raynolds Addition Sector Plan:

1. Revise current zoning to make it compatible with existing land uses.

The requested C-2 zone will not conflict with the following objectives of the Huning Castle and Reynolds Addition Sector Plan:

2. Evaluate development on Central Avenue to encourage mixed use, neighborhood oriented development.
 3. Use zoning to stabilize the residential character of the plan area and to enhance the positive aspects of the area, including its distinctive architecture, pleasant landscaping, and human scale.
- D. Section 1D: The existing zoning is inappropriate because it is inconsistent with the historical and current property use. This lot is a portion of the historic El Vado Motel and the current zone of R-T is not consistent with the other lots that are part of this property. Thus the request meets the burden of demonstrating that a different use category (C-2) is more advantageous to the community.
- E. Section 1E: The proposed zone for the subject property will not be harmful to adjacent property, the neighborhood or the community.
- F. Section 1F: The request will not result in any major or un-programmed capital expenditures by the City.
- G. Section 1G: The cost of land and economic considerations is not a determining factor for the requested zone change.
- H. Section 1H: Location on a collector or major street is not used as justification for the proposed zone change.
- I. Section 1I: The request does not create a “spot zone.”
- J. Section 1J: The request does not create a “strip zone.”
7. Property-owners within 100 feet of the subject site were notified. A facilitated meeting was not requested. There is no known opposition to the request.

RECOMMENDATION – 13EPC-40132 – September 12, 2013 –Zone Map Amendment

APPROVAL of 13EPC-40132, a request for Zone Map Amendment, from R-T to C-2 for Lot 24, Block 3, West Park Addition, based on the preceding Findings.

*Chris Glore
Planner*

Notice of Decision cc list:

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Attachments

1. Additional staff info:
 - a. Photographs
 - b. R-270-1980
2. C-2 Zone
3. Application:
 - a. Cover Page
 - b. TIS form
 - c. Justification letter
4. Neighborhood info/input:
 - a. ONC letter
 - b. Applicant letter & certified mail receipts

CITY OF ALBUQUERQUE AGENCY COMMENTS
PLANNING DEPARTMENT

Zoning Enforcement

Reviewed - No comments.

Office of Neighborhood Coordination

West Old Town NA (R)

West Park NA (R)

North Valley Coalition

Long Range Planning

- Central Urban Area, Huning Castle Raynolds Addition

The proposed zone change will give the entire property the same zone. This will allow for the redevelopment of the site in a consistent manner.

The R-270-1980 justification should site policies from the Comprehensive Plan and the Huning Castle Raynolds Addition Sector Plan.

Metropolitan Redevelopment

- No comments received.

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- Reviewed request for amendment to zone map, no objections.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to “subsequent” site development plan proposals, as may be required by the Development Review Board (DRB).
- Subsequent platting actions for the proposed cul-de-sac and lot consolidation must be determined by the DRB.

Hydrology Development (City Engineer/Planning Department):

Hydrology has no objections.

Transportation Planning (Department of Municipal Development):

Per the Long Range Bike System Map, New York Ave. is identified as an “existing route”. This request is part of the efforts initiated by COA DMD in regards to the Metropolitan Redevelopment Agency’s efforts to redevelop this area.

Traffic Engineering Operations (Department of Municipal Development):

- No comment.

Street Maintenance (Department of Municipal Development):

- No comments received.

NEW MEXICO DEPARTMENT OF TRANSPORTATION

- No comments received

WATER UTILITY AUTHORITY

Utility Services – No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – No comments received.

Environmental Services Division – No comments received.

PARKS AND RECREATION

Planning and Design – No comments received.

Open Space Division – No comments received.

City Forester – No comments received.

POLICE DEPARTMENT/Planning

This project is in the Valley Area Command.

No Crime Prevention or CPTED comments concerning the proposed Amendment To Zone Map - Zone Change request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as it complies with SWMD Ordinance.

FIRE DEPARTMENT/Planning

- No comments received.

TRANSIT DEPARTMENT

Project # 1009542 13 PC-40132 AMNDT TO ZONE MAP. (ESTB ZONING /ZONE CHG) LOTS 24 BLOCK WEST PARK ADDITION ZONED R-T LOCATED ON NEW YORK AND CENTRAL. (Approx. 0.093 ac.)	Adjacent and nearby routes	None.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

- No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- No comments received.

ALBUQUERQUE PUBLIC SCHOOLS

West Park Addition, Lot 24 Block 3 is located on New York SE and Central Ave SE. The owner of the above property requests a Zone Change from R-T to C-2. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRCOG staff have no comment on the proposed application.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

- No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.