



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1009205
Case #: 12EPC 40016
May 10, 2012**

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Mark Conover
Request	Zone Map Amendment
Legal Description	Lot BB, Loma del Norte Addition, Unit 5A
Location	Barstow Street, between Cherry Hills Drive and Parrot Run Road
Size	Approximately 1 acre
Existing Zoning	R-2
Proposed Zoning	O-1

Staff Recommendation

APPROVAL of 12EPC 40016 based on the Findings beginning on Page 10.

**Staff Planner
Randall Falkner, Planner**

Summary of Analysis

This is a request for a zone map amendment from R-2 to O-1 for Lot BB, Loma del Norte Addition, Unit 5A, a site of approximately 1 acre, located on Barstow Street, between Cherry Hills Drive and Parrot Run Road. The applicant intends to reuse the existing 5,100 square foot building for office use.

The applicant has adequately justified the request for a zone map amendment pursuant to R-270-1980. The request is consistent with applicable policies found in the Comprehensive Plan. There is no known opposition to this request. Staff is recommending approval.

City Departments and other interested agencies reviewed this application from 4/2/2012 to 4/13/2012
Agency comments used in the preparation of this report begin on Page 13.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	R-2	Established Urban	Office (Vacant)
<i>North</i>	R-T	”	Single Family Residential, North Arroyo del Pino
<i>South</i>	R-1	”	Single Family Residential
<i>East</i>	None	”	North Arroyo del Pino, Trail/Open Space
<i>West</i>	SU-1 Neighborhood Shopping Cntr-Movie Theatre	”	Commercial, Library

II. INTRODUCTION

Proposal

This is a request for a zone map amendment from R-2 to O-1 for Lot BB, Loma del Norte Addition, Unit 5A, a site of approximately 1 acre, located on Barstow Street, between Cherry Hills Drive and Parrot Run Road.

The existing building on the triangular shaped property is not currently occupied. The previous tenant was a daycare facility. The applicant intends to reuse the existing 5,100 square foot building, with the primary tenant being a dentist office. The primary modification to the property will be the addition of employee parking behind the existing building. There will also be minor improvements to the site fencing and landscaping.

The Environmental Planning Commission (EPC) is hearing the case because zone map amendments must receive approval from the EPC. The applicant has provided justification for the zone map amendment pursuant to R270-1980. The site is located in the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan.

Context

The subject site is an isolated island separated from adjacent properties by wide rights-of-way for the arroyo and a utility corridor. To the immediate north is the North Arroyo del Pino, which contains open space and a multi-use trail. Further north of the arroyo are single family homes

and town homes. Immediately south of the site is more open space and a multi-use trail. Further south are single family homes and the Cherry Hills Library. To the east are the North Arroyo del Pino and a multi-use trail. To the west are Barstow Street and the Del Norte Center, which have a combination of commercial and office uses.

History

On May 22, 1987, the Zoning Hearing Examiner (ZHE) approved a zone change request (Z-87-48) at the subject site from R-T to R-2. The ZHE had the following two findings: 1. The unusual shape of the site limits the type of land use. 2. The request for R-2 zone is appropriate given the existing pattern of land use in the area. On the same date the ZHE also approved a conditional use (ZA-87-176) of a day care center, provided a site development plan was approved by the Development Review Board (DRB). A site plan (ZA-87-176) with signatures from all members of the DRB board and the ZHE was completed on August 21, 1987.

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 Wyoming Boulevard as a Principal Arterial, with a right-of-way of 124'.

The Long Range Roadway System designates Barstow Street as a Collector street, with a right-of-way of 68'.

Cherry Hills Drive and Parrot Run Road are both local streets.

There is an existing bicycle lane along Barstow Street and a multi-use trail along the North Arroyo del Pino.

There are no bus routes along Barstow Street; however, there are several bus stops along Wyoming Boulevard within walking distance (less than a ¼ of a mile) from the subject site. Wyoming Boulevard is an Enhanced Transit Corridor serving bus routes 98 (Wyoming Commuter) and 31 (Wyoming).

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The existing zoning is R-2. The R-2 zone (Section 14-16-2-11) provides suitable sites for houses, townhouses, and medium density apartments, and uses incidental thereto in the Established and Central Urban areas.

The proposed zoning is O-1. The O-1 zone (Section 14-16-2-15) provides sites suitable for office, service, institutional, and dwelling uses. This zone category is often used as a buffer between residential and non-residential land. Uses allowed in this zone have little impact on the surrounding neighborhood in terms of traffic, noise, or signage. An office is a common use allowed the O-1 zone.

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.

Applicant's Justification: The applicant states that the proposed zone change will not jeopardize the health, safety, morals, and general welfare of the City and that the site has an existing building that can be remodeled and reused for office use. Remodeling the building will save cost, energy, and materials associated with demolition and new construction.

Staff's Response: The request is consistent with the health, safety, morals, and general welfare of the City. The O-1 zone is appropriate at this location, as it will have little impact on the surrounding neighborhood because of its small size (1.2 acres) and the fact that the site is buffered from adjacent properties by wide rights-of-way for utilities and arroyos.

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

Applicant's Justification: The property is zoned as multi-family (R-2); however, it has not been used for residential use. The property was used as a day care center. An office use is a compatible use to the surrounding area and the property has a significant buffer between it and the adjacent neighborhoods.

Staff's Response: The applicant has provided an acceptable justification by demonstrating that the requested zoning (O-1) will not destabilize land use and zoning in the area. The proposed land use (office) would match the proposed zoning (O-1), providing stability between land use and zoning. The request will contribute to the stabilization and improvement of the area by providing an office use in a vacant building, and acting as a stimulus for economic development. Staff agrees with the applicant's justification.

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

Albuquerque / Bernalillo County Comprehensive Plan

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

The applicant has cited the following policies to justify the request:

Developing and Established Urban Areas

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.

Applicant's Justification: The applicant states that the proposed zone map amendment provides for the reuse of the existing building and adds to the existing mix in the area.

Staff's Response: The request would add office use to the mix of uses that surround the area. The request would allow a full range of urban land uses. The request furthers Policy II.B.5a.

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.

Applicant's Justification: The applicant states that the intensity of the proposed development would be similar to the past use, but that a professional office would have less impact from a traffic standpoint than a daycare since the trips would be spread throughout the day instead of during rush hour.

Staff's Response: The request will respect neighborhood values by allowing a zone (O-1) which is often used as a buffer between residential and non-residential land. The uses allowed in O-1 generally have little impact on the surrounding neighborhood in terms of traffic, noise or signage. The O-1 zone is a suitable site for an office use. The applicant intends to remodel the building for office use. The property to the west of the subject site is a busy commercial shopping center with various office and commercial uses. The building is

shielded by extensive open space on the north, south, and east sides, as well as by landscaping on the west side of the property. The request furthers Policy II.B.5d.

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

Applicant's Justification: The applicant states that the entire infrastructure needed to serve the site is already in place and that the proposed re-use will complement the surrounding land uses and serve the existing neighborhood.

Staff's Response: The request will provide development in an area that contains a vacant building. The request is appropriate in this area since O-1 zoning is often used as a buffer zone between residential and non-residential that has little effect on surrounding neighborhoods. The site is buffered from adjacent properties by wide rights-of-way for utilities and arroyos. The site is buffered from adjacent properties by wide rights-of-way for utilities and arroyos, which will help to ensure the integrity of the neighborhood. The request furthers Policy II.B.5e.

Policy II.B.5i: 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.

Applicant's Justification: The applicant states that the request will locate employment and service uses in an area that complements the surrounding residential areas and that there will be no adverse effects of noise, lighting, pollution or significant traffic on the residential environment.

Staff's Response: The request will locate employment and service uses in an area that will complement residential areas while minimizing the adverse effects of noise, lighting, pollution, and traffic. The applicant will re-use the existing building instead of demolishing and constructing a new building. The property and the existing building are separated from adjacent properties by the North Arroyo del Pino, which contains open space and a multi-use trail. The building is setback approximately 50 feet from Barstow Street and contains landscaping along the front of the site along Barstow to help shield the site from the road. Office uses will generate less traffic impact than the daycare which previously occupied this property, as the traffic will be spread out throughout the day instead of the intense morning drop-off and afternoon pick-up associated with a day care. The request furthers Policy II.B.5i.

Transportation and Transit

The goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement

of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Applicant's Justification: The applicant states that the property is well situated to take advantage of existing multi-modal opportunities with excellent access to the trail network, transit, and the roadway network.

Staff's Response: The O-1 zone provides suitable uses that would promote and integrate pedestrian opportunities into development to create safe and pleasant non-motorized conditions. A sidewalk in front of the site, along Barstow Street, connects to multi-use trails on the north and south sides of the property. These multi-use trails provide multiple pedestrian opportunities, such as walking, bicycling, rollerblading, etc. The request furthers Policy II.D.4g.

Economic Development

The goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.4a: 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.

Applicant's Justification: The applicant states that the request will create new employment opportunities which will accommodate a range of skills and salary levels.

Staff's Response: The request would provide new employment opportunities with a range of occupational skills and salary levels for residents in this area of the City. The request furthers Policy II.D.4a.

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

Applicant's Justification: The applicant states that a different use category is more advantageous to the community as articulated in the Comprehensive Plan, the subject site is an ideal location for infill development and the adaptive reuse of the existing building is an efficient use of the property.

Staff's Response: The applicant has demonstrated that a different use category is more advantageous to the community based upon applicable policies in the Comprehensive Plan. The proposed O-1 zone will provide new employment opportunities and will have little impact on the surrounding neighborhoods.

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

Applicant's Justification: The applicant states that the proposed zone change will not add any permissive uses that will be harmful to adjacent property, the neighborhood, or the community.

Staff's Response: There are some permissive uses in the O-1 zone that are not allowed in the R-2 zone that could be potentially harmful to adjacent property, the neighborhood or the community such as club, school, radio or tv studio and Wireless Telecommunications Facilities (WTF's). However, since the total site area is only 1 acre and is surrounded by wide rights-of-ways, the impacts to adjacent properties would most likely be minimal. Radio studios or WTF's would likely present some visual problems with their tall telecommunication facilities. However, any WTF's would be required to abide by Section 14-16-3-17 (Wireless Telecommunications Regulations) of the Zoning Code.

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

Applicant's Justification: The applicant states that the proposed zone change will not require any capital expenditures.

Staff's Response: The request does not require major or unprogrammed capital expenditures by 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.

Applicant's Justification: The applicant states that the economic considerations pertaining to the applicant are not the reason this zone map amendment is justified.

Staff's Response: The cost of land or other economic considerations are not the determining factor for the request.

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

Applicant's Justification: The applicant states that the site is located on Barstow Street, an urban collector; however this is not the basis for the zone map amendment.

Staff's Response: The location of the site on an Urban Collector is not the primary justification for the requested zoning. The request will provide for reuse of an existing vacant building, improve economic development, and generate increased gross receipts and property taxes for the community.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant's Justification: The applicant acknowledges that the proposed zone map amendment is a spot zone; however it is a reasonable transition and advantageous location for neighborhood services between the commercial shopping center to the west and the neighborhoods. The property is also unique in that it is buffered from the adjacent properties by wide rights of way for utilities and the arroyo. The proposed zone change clearly facilitates the realization of the Comprehensive Plan.

Staff's Response: The request would result in a spot zone; however, the applicant has shown that the change will clearly facilitate realization of the Comprehensive Plan.

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

Applicant's Justification: The applicant states that the proposed zone change is not considered strip zoning due to the size and location of the site.

Staff's Response: The request would not result in a strip zone.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed this application from 4/2/2012 to 4/13/2012. Agency comments begin on page 13. Comments were received from Zoning Enforcement, the Mid-Region Council of Governments, and the Public Service Company of New Mexico.

Neighborhood/Public

The Office of Neighborhood Coordination has determined that the Neighborhood and/or Homeowner Associations and Coalitions affected by this request include the following: Academy North N.A., North Wyoming N.A., Cherry Hills Civic Assoc., and District 4 Coalition of N.A.'s. The Office of Neighborhood Coordination did not recommend a facilitated meeting. No comments were received from the public.

V. CONCLUSION

This is a request for a zone map amendment from R-2 to O-1 for Lot BB, Loma del Norte Addition, Unit 5A, a site of approximately 1 acre, located on Barstow Street, between Cherry Hills Drive and Parrot Run Road. The applicant intends to reuse the existing 5,100 square foot building for office uses.

While there are some permissive uses that potentially could be harmful to the adjacent property, the neighborhood, or the community, the vast majority of uses allowed in the O-1 zone would not be harmful. The small area of the site (1 acre) discourages many of the uses and minimizes potential impacts. The applicant has adequately justified the request for a zone map amendment based on applicable policies found in the Comprehensive Plan. Staff is recommending approval.

FINDINGS – 12EPC 40016, May 10, 2012, Zone Map Amendment

1. This is a request for a zone map amendment from R-2 to O-1 for all or a portion of Lot BB, Loma del Norte Addition, Unit 5A, a site of approximately 1 acre, located on Barstow Street, between Cherry Hills Drive and Parrot Run Road.
2. The subject site is an isolated island buffered from adjacent properties by wide rights-of-way for utilities and arroyos.
3. The site contains a 5,100 square foot building that was previously used as a daycare facility. The applicant intends to reuse the existing building for office uses.
4. The Environmental Planning Commission (EPC) is hearing the case because zone map amendments must receive approval from the EPC. The applicant has provided justification for the zone map amendment pursuant to R270-1980.
5. The site is located within the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan.
6. 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.
7. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
 - A. The request is consistent with the health, safety, morals, and general welfare of the City. The O-1 zone is appropriate at this location, as it will have little impact on the surrounding neighborhood because of its small size (1.2 acres) and the fact that the site is buffered from adjacent properties by wide rights-of-way for utilities and arroyos.
 - B. The applicant has provided an acceptable justification by demonstrating that the requested zoning (O-1) will not destabilize land use and zoning in the area. The proposed land use (office) would match the proposed zoning (O-1), providing stability between land use and zoning. The request will contribute to the stabilization and improvement of the area by providing an office use in a vacant building, and acting as a stimulus for economic development.

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- C. The request furthers applicable policies of the Comprehensive Plan, including the following:
- I. Developing and Established Urban Policy II.B.5a – The request would add office use to the mix of uses that surround the area. The request would allow a full range of urban land uses.
 - II. Developing and Established Urban Policy II.B.5d – The request will respect neighborhood values by allowing a zone (O-1) which is often used as a buffer between residential and non-residential land. The uses allowed in O-1 generally have little impact on the surrounding neighborhood in terms of traffic, noise or signage. The O-1 zone is a suitable site for an office use. The building is shielded by extensive open space on the north, south, and east sides, as well as by landscaping on the west side of the property.
 - III. Developing and Established Urban Policy II.B.5e – The request will provide development in an area that contains a vacant building. The request is appropriate in this area since O-1 zoning is often used as a buffer zone between residential and non-residential land that has little effect on surrounding neighborhoods. The site is buffered from adjacent properties by wide rights-of-way for utilities and arroyos, which will help to ensure the integrity of the neighborhood.
 - IV. Developing and Established Urban Policy II.B.5i – The request will locate employment and service uses in an area that will complement residential areas while minimizing the adverse effects of noise, lighting, pollution, and traffic. The property is separated from adjacent properties by the North Arroyo del Pino, which contains open space and a multi-use trail.
 - V. Transportation and Transit Policy II.D.4g – The O-1 zone provides suitable uses that would promote and integrate pedestrian opportunities into development to create safe and pleasant non-motorized conditions. A sidewalk in front of the site, along Barstow Street, connects to multi-use trails on the north and south sides of the property.
 - VI. Economic Development Policy II.D.4a – The request would provide new employment opportunities with a range of occupational skills and salary levels for residents in this area of the City.
- D. The applicant has demonstrated that a different use category is more advantageous to the community based upon applicable policies in the Comprehensive Plan. The proposed O-1 zone will provide new employment opportunities and will have little impact on the surrounding neighborhoods.
- E. While there are some permissive uses that potentially could be harmful to the adjacent property, the neighborhood, or the community, the vast majority of uses allowed would not be harmful. The small area of the site (1 acre) discourages many of the O-1 uses and minimizes potential impacts.

- F. The request does not require major or unprogrammed capital expenditures by the City.
 - G. The cost of land or other economic considerations are not the determining factor for the request.
 - H. The location of the site on an Urban Collector is not the primary justification for the requested zoning.
 - I. The request would result in a spot zone; however, the applicant has shown that the change will clearly facilitate realization of the Comprehensive Plan.
 - J. The request would not result in a strip zone.
8. There is no known opposition to the request.

RECOMMENDATION - 12EPC 40016, May 10, 2012, Zone Map Amendment

APPROVAL of 12EPC-40016, a request for Zone Map Amendment, for Lot BB, Loma del Norte Addition, Unit 5A, based on the preceding Findings.

***Randall Falkner
Planner***

Notice of Decision cc list:

Jim Strozier, 302 8th Street NW, Albuquerque, NM 87102
Mark Conover, 255 N. Gilbert St. Suite A, Hemet, CA 92543
Susan Halter, Academy North N.A., 7212 Wren Walk NE, Albuquerque, NM 87109
Don Viets, Academy North N.A., 8308 Parrot Run NE, Albuquerque, NM 87109
Amy Wasko, North Wyoming N.A., 7808 Callow NE, Albuquerque, NM 87109
Nanci Carriveau, North Wyoming N.A., 80309 Krim Dr. NE, Albuquerque, NM 87109
Paul Pieper, Cherry Hills Civic Assoc., 6801 Red Sky Rd. NE, Albuquerque, NM 87111
Mike Koller, Cherry Hills Civic Assoc., 8509 Red Sky Pl. NE, Albuquerque, NM 87111
Peter Nicholls, District 4 Coalition of N.A.'s, 8519 Palomar Ave. NE, Albuquerque, NM 87109
Erica Vasquez, District 4 Coalition of N.A.'s, P.O. Box 92315, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

If approved a zone change from R-2 to O-1 would allow the proposed Dental office permissively. The parking calculations done by the applicant should reference the off-street parking requirements for a Dental office -- 5 spaces for each doctor-- instead of 1 space / 200 sq ft of NLA. The remainder of the building not used for a Dental office should be recalculated based on the proposed use/s.

Office of Neighborhood Coordination

Academy North NA (R)
North Wyoming NA (R)
Cherry Hills Civic Assoc. (R)
District 4 Coalition of NA's

Long Range Planning

Transportation Development (City Engineer/Planning Department):

- Reviewed, no comment.

Hydrology Development (City Engineer/Planning Department):

- Hydrology has no objection to the Zone Map Amendment.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Amendment to Zone Map shall include: None.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as you follow SWMD ordinance.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

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

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

For informational purposes, Barstow has been classified as a Collector as per the Current Roadway Functional Classification System map.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. As a condition, it is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement.
3. Electric transmission facilities exist adjacent on the south side of the subject site. As a condition, PNM will require access to be provided to all existing transmission structures for repair and maintenance purposes.