



**FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**

- IP MASTER DEVELOPMENT PLAN (EPC11)**
- \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - \_\_\_ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.  
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - \_\_\_ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Completed Site Plan for Subdivision and/or Building Permit Checklist
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ TIS/AQIA Traffic Impact Study form with required signature
  - \_\_\_ 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.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

**SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30 copies**
  - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - TIS/AQIA Traffic Impact Study form with required signature
  - \_\_\_ Fee (see schedule) **\$ 510**
  - List any original and/or related file numbers on the cover application
- NOTE:** For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:
- \_\_\_ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
  - \_\_\_ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
  - \_\_\_ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
  - \_\_\_ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
  - \_\_\_ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
  - \_\_\_ Registered Engineer's stamp on the Site Development Plans
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
  - \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
  - \_\_\_ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
  - \_\_\_ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - \_\_\_ TIS/AQIA Traffic Impact Study form with required signature
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

James K. Strozier AICP  
Applicant name (print)

[Signature]  
Applicant signature / date

Form revised **October 2007**



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

Application case numbers  
**08EPC-40048**  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Hurdley 05/01/08  
 Planner signature / date

Project # 1004413

**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  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter briefly 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
  - BCC Notice of Decision for City Submittals
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment 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
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment 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
  - Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment 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.**

- AMENDMENT 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 briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
  - Letter of authorization from the property owner if application is submitted by an agent (Map change only)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment 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 briefly 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.

Robert Franklin  
Applicant name (print)  
Robo Franklin 5/1/08  
Applicant signature / date



Form revised APRIL 07

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

Application case numbers  
08 EPC - \_\_\_\_\_ - 40053  
\_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_ - \_\_\_\_\_

Sandy Handley 05/01/08  
Planner signature / date  
Project # 1004413

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Peter Parmegg

DATE OF REQUEST: 4/29/08 ZONE ATLAS PAGE(S): G 12

CURRENT:

ZONING RA-2

LEGAL DESCRIPTION:

LOT OR TRACT # 043 BLOCK # \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) 1.22

SUBDIVISION NAME Alvarado Gardens Addition #2

REQUESTED CITY ACTION(S):

- ANNEXATION  SECTOR PLAN  SITE DEVELOPMENT PLAN: New Office Building
- COMP. PLAN  ZONE CHANGE  A) SUBDIVISION  BUILDING PERMIT
- AMENDMENT  CONDITIONAL USE  B) BUILD'G PURPOSES  ACCESS PERMIT
- SM-1 FOR D-1 C) AMENDMENT  OTHER

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: <sup>1</sup>

- NO CONSTRUCTION/DEVELOPMENT  # OF UNITS: \_\_\_\_\_
- NEW CONSTRUCTION  BUILDING SIZE: 15,000 (sq. ft.)
- EXPANSION OF EXISTING DEVELOPMENT

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 4/29/08

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES  NO  BORDERLINE

THRESHOLDS MET? YES  NO  MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

Notes: 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 [Signature]

DATE 4-29-08

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES  NO

Contact an Air Quality Planner at 768-2880 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

APPLICANT [Signature]

DATE 4/29/08

Required TIS and/or AQIA must be completed prior to applying to the EPC. 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.

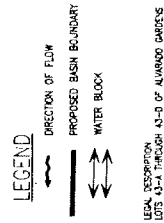
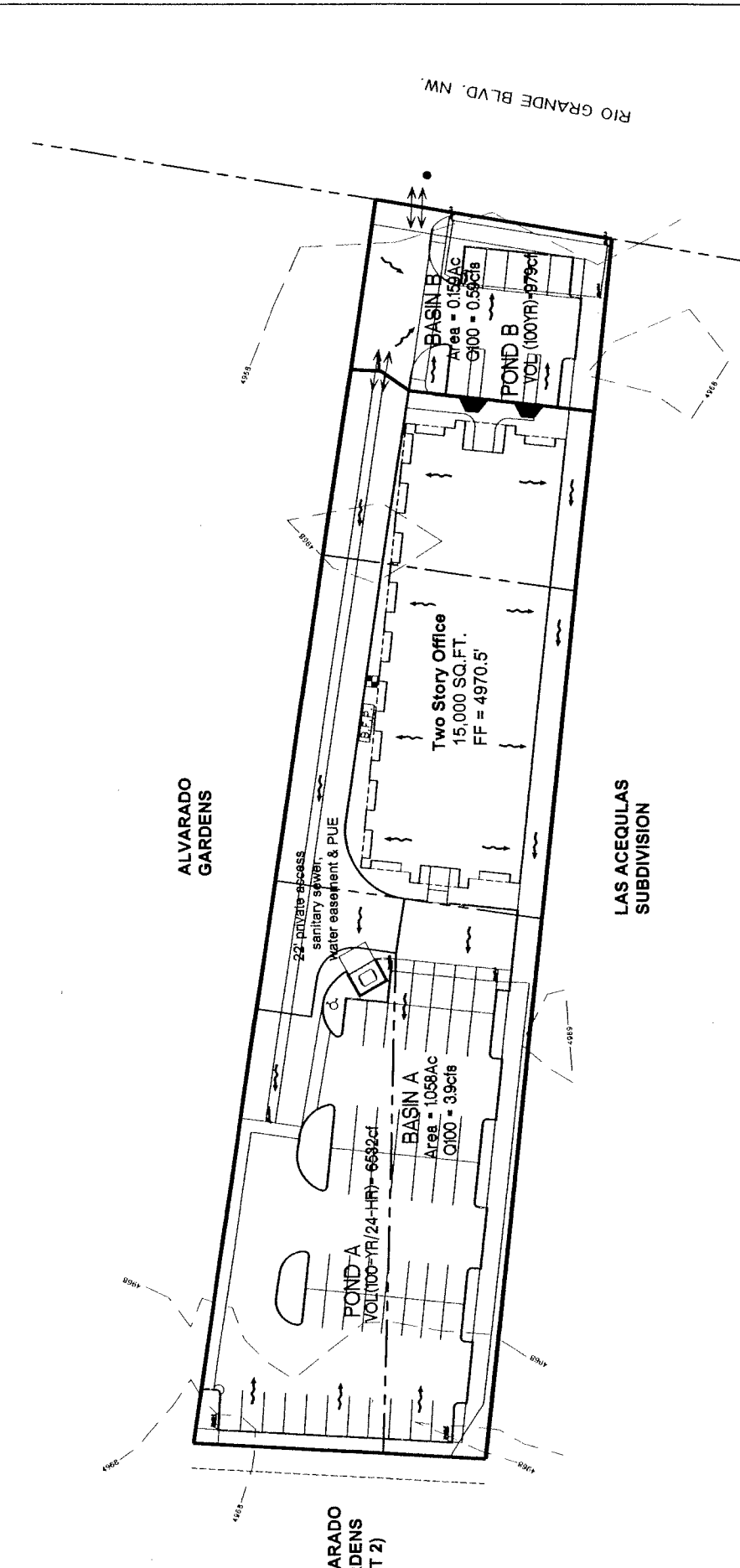
TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

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

DATE \_\_\_\_\_







**GENERAL NOTES:**

A. Pertinent data for the preparation of the grading/drainage and utility plans was obtained from the COA GIS web site and COA Maps & Records. Prior to plotting actions and/or preparation of site civil construction plans, a boundary survey and topographical survey must be obtained for final design.

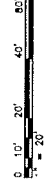
B. These plans are conceptual in nature and are not to be used for construction.

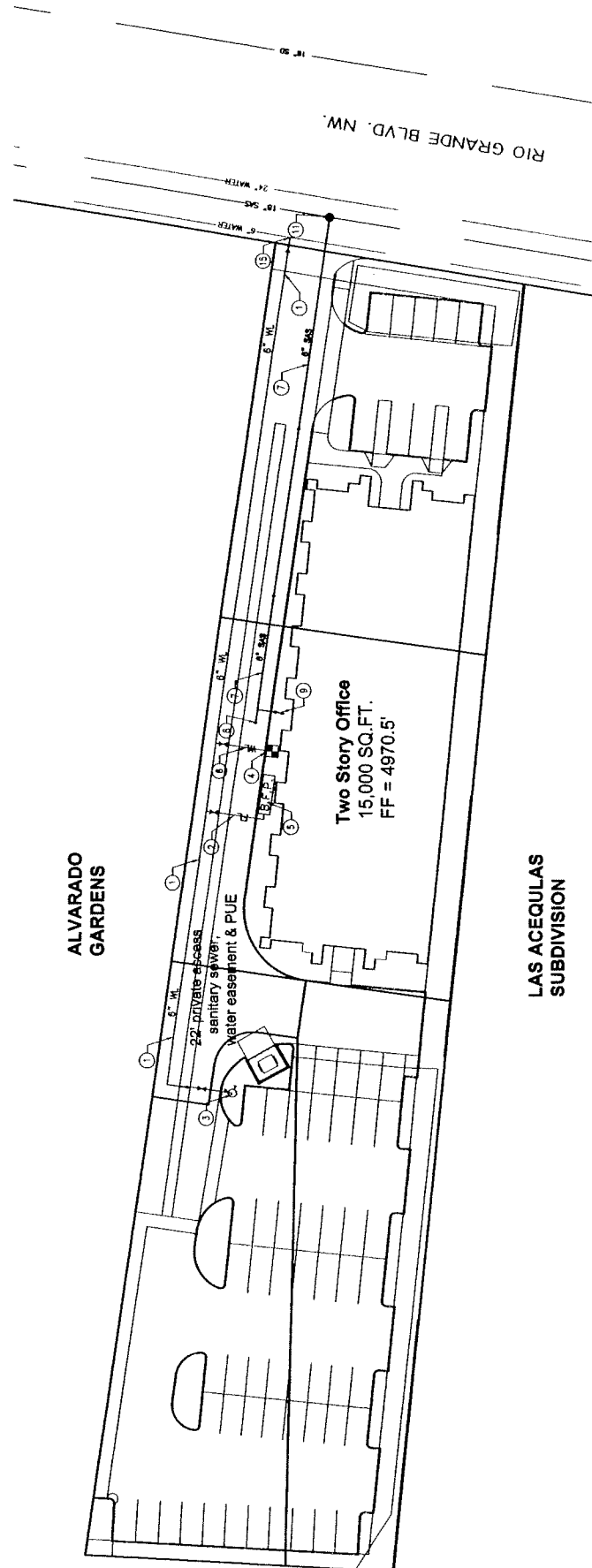
**DRAINAGE ANALYSIS**

PROJECT DESCRIPTION: THE PROJECT SITE IS LOCATED AT 2827 RIO GRANDE BLVD, NW IN OFFICE COMPLEX WITH APPROXIMATELY 150,000 SQ. FT. OF USABLE SPACE IS PROVIDED FOR THE SITE. THE PROJECT SITE IS LOCATED AT 2827 RIO GRANDE BLVD, NW IN OFFICE COMPLEX WITH APPROXIMATELY 150,000 SQ. FT. OF USABLE SPACE IS PROVIDED FOR THE SITE. THE PROJECT SITE IS LOCATED AT 2827 RIO GRANDE BLVD, NW IN OFFICE COMPLEX WITH APPROXIMATELY 150,000 SQ. FT. OF USABLE SPACE IS PROVIDED FOR THE SITE.



Conceptual Grading & Drainage Plan





**GENERAL NOTES:**

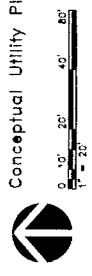
- A. Pertinent data for the preparation of the grading/drainage and utility plans was obtained from the COA GIS web site and COA Maps & Records. Prior to plotting actions and/or preparation of site civil construction plans, a boundary survey and topographical survey must be obtained for final design.
- B. These plans are conceptual in nature and are not to be used for construction.

**KEYED NOTES:**

1. NEW PUBLIC WATER LINE
2. NEW FIRE LINE
3. NEW FIRE HYDRANT
4. NEW WATER METER
5. NEW BACKFLOW PREVENTOR
6. NEW WATER SERVICE LINE
7. NEW SANITARY SEWER SERVICE LINE
8. NEW SINGLE CLEAN-OUT
9. NEW DOUBLE CLEAN-OUT
10. NEW SANITARY SEWER MANHOLE
11. CONNECT TO EXISTING WATER MAIN

**LEGEND**

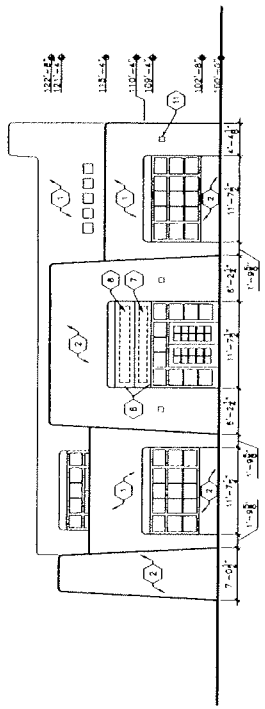
- ▲ WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTOR
- S.F.P.
- SINGLE CLEANOUT
- DOUBLE CLEANOUT
- SEWER MANHOLE



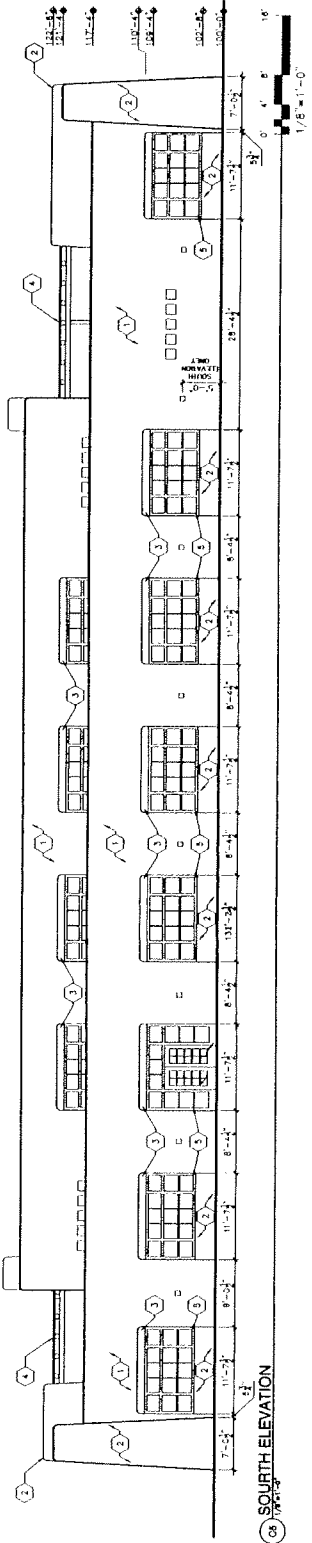


**KEYED NOTES**

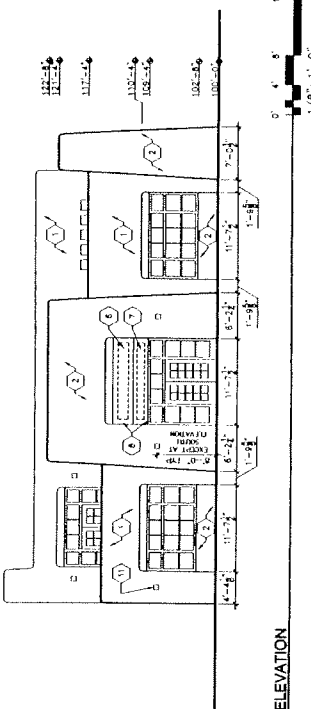
- 1 BRICK, MASONRY (SEE PLAN); CL. REF.
- 2 STUCCO, R/C - EXPH. (DARK TALL) CL. REF.
- 3 PAINTED METAL LINTEL, ALZE (LIGHT GREEN), SP. 484.
- 4 PAINTED METAL WINDOW SASHES, AGENT COLOR ALZE (LIGHT GREEN), SP. 484.
- 5 PAINTED WOODEN METAL WINDOW AND DOOR PRIMERS, CONVENTIONAL SASH (LIGHT TAN), SP. 484.
- 6 PRINNY TRAPEZOIDAL SIGNAGE, CEILING, INDIVIDUAL CHANNEL LETTERS, 1/2" HIGH MARRON, 14 SF. MARBLED AREA.
- 7 SECONDARY TRAPEZOIDAL SIGNAGE, EDGEMORE (NO. 100), 1/2" HIGH MARBLED, 12 SF.
- 8 PAINTED METAL SPOUT AND SIGNAGE BANNS, ALZE (LIGHT GREEN), SP. 484.
- 9 BATTERED WALLS, 3 DEGREE SLOPE TYPICAL AT ENTRY AND CHIMNEY VASSES.
- 10 ROUND PARAMET CASES, TYPICAL.
- 11 BUILDING-MOUNTED LIGHTING, TYPICAL.



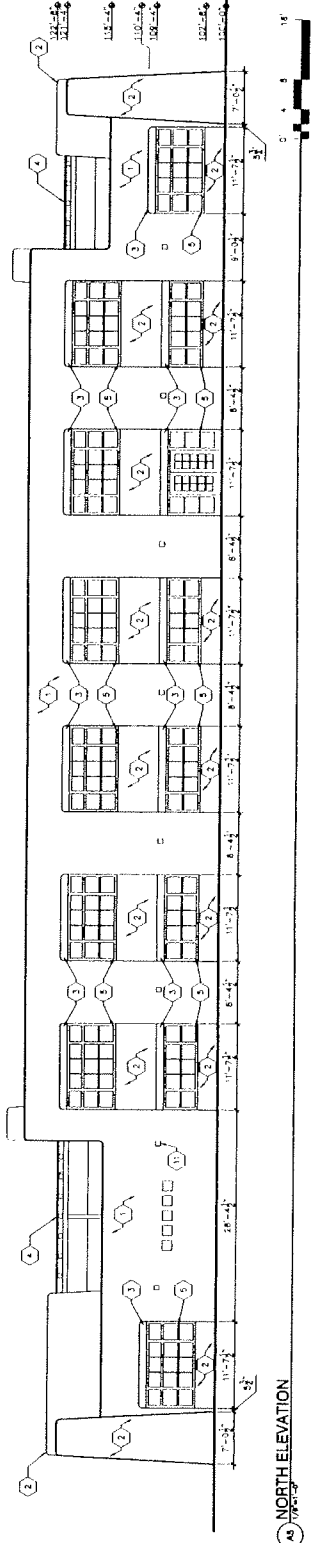
08 EAST ELEVATION  
1/8" = 1'-0"



09 SOUTH ELEVATION  
1/8" = 1'-0"



06 WEST ELEVATION  
1/8" = 1'-0"



04 NORTH ELEVATION  
1/8" = 1'-0"

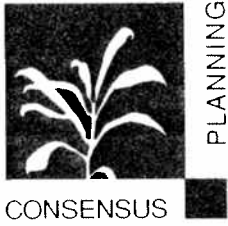
2827 BO GRANDE BOULEVARD NW  
FOR PETER PARNEGG  
ALBUQUERQUE, NEW MEXICO

**Van H Gilbert Architect PC**  
ARCHITECTURE · INTERIORS · PLANNING

1208 North First St. Albuquerque, NM 87102  
Tel: 505.243.7800 Fax: 505.243.7801

Project No. 04-188708  
Date: 04/18/08

OWNER: O. WMA  
SHEET NO. 5



May 1, 2008

Ms. Laurie Moye, Chair  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

RE: Zone Change from R-A2 to SU-1 for Professional Office for property located at 2827 Rio Grande Boulevard NW (west side of Rio Grande between Oro Vista Road and Campbell Road)

Dear Madame Chair.:

This request includes a zone map amendment from R-A2 to SU-1 for Professional Office for property located at 2827 Rio Grande Boulevard NW, described as \* 043 ALVARADO GDNS ADD #2 N1/2.

The purpose of this request is to eliminate an existing legal non-conforming use and provide appropriate zoning for this property based upon the use being more advantageous to the community. The SU-1 zone is appropriate for uses that are special, due to their potential effect on surrounding properties which is dependant on the character of the site design. Relevant plans and policies are presented including the Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, the Rio Grande Corridor Plan, and Resolution 270-1980.

This request for a zone map amendment involves the replacement of an older group of three buildings (one of which is a converted chicken coup) with apartment units that is a legal non-conforming use, with a new office building that reflects smart infill redevelopment. The office use will bring jobs closer to the surrounding neighborhoods, providing for shorter commutes for employees, and a convenient location for clients. The zoning requested is restrictive in order to ensure the surrounding neighborhoods that the use will be highly specific to Professional Office.

#### **Project Description**

The proposed project is a one and two story professional office building. The proposed primary tenant is to be a real estate office that would serve clients in the North Valley. The property is ideally situated on Rio Grande Boulevard in the heart of the Near North Valley. The site is designed to have a small, well landscaped front parking area for customers with the majority of the parking located at the rear of the property behind the building. The requested SU-1 zoning will permit the property to redevelop with the proposed use and will be site plan controlled, which will address issues of landscape, drainage, and the architecture of the building.

#### **PRINCIPALS**

*Karen R. Marcotte, AICP*  
*James K. Strogier, AICP*  
*Christopher J. Green, ASLA*

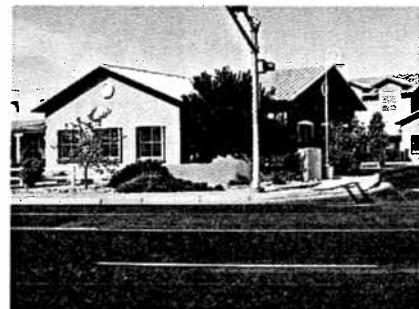
#### **ASSOCIATES**

*Jacqueline Fishman, AICP*

### Site Characteristics and Area Context

The project site consists of one parcel. The site is rectangular, with part of the lot developed with eight apartments in three buildings, and the western portion of the lot is vacant. There was an earlier proposal to develop a four lot subdivision which is not being pursued. The property is on the west side of Rio Grande Boulevard. To the west and south are single family homes. To the north is a single family home and a City of Albuquerque Fire Station #10.

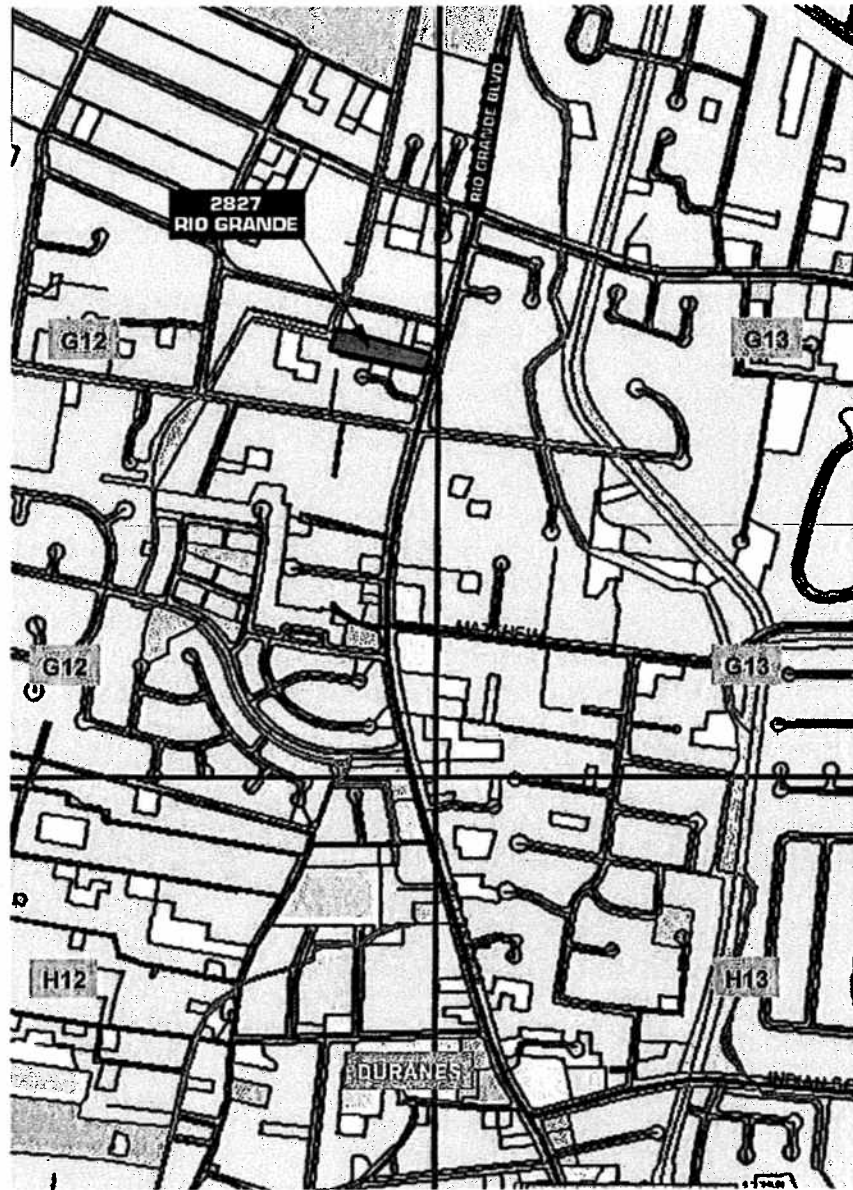
The proposed project strives to serve as a continuation in theme of a number of successful small non-residential projects that have been built along this segment of Rio Grande Boulevard. Surrounding land uses can be found on the next page. Further to the south of the project site, at the intersection of Rio Grande and Matthew Avenue, is a commercial shopping center anchored by the La Montanita Coop. La Montanita and the other businesses in the center have been embraced by the local community as a good and needed land use. The scale is appropriate for the area, and provides a service that is needed and well patronized. Even further south at 1801 Rio Grande Boulevard and Indian School Road is an office complex designed by Claudio Vigil Architects. Again, the style and scale of these well-received offices reflects the desire by the builders to respect an architectural style and scale that is appropriate for this part of the North Valley along Rio Grande Boulevard. Photos of both of the projects can be seen below. These are just two examples of non-residential uses along what the Rio Grande Corridor Plan calls Subarea 3. The proposed project seeks to emulate the success of these example projects and to continue the practice of area appropriate design and character.



1801 Rio Grande offices designed by Claudio Vigil Architects  
(Photos: Consensus Planning)



La Montanita Coop at 2400 Rio Grande NW (Photos: Consensus Planning)



Surrounding Land Uses (Source: City of Albuquerque GIS Website)



Satellite Photo of project site and surrounding area (Source: Google Earth)

**ADJACENT LAND USE AND ZONING**

DIRECTION	ZONING	EXISTING LAND USE
North	RA-2	Single-Family Residential & City of Albuquerque Fire Station #10
East	RA-2	Single-Family Residential
South	RA-2	Single-Family Residential; with several small scale non-residential projects further south
West	RA-2	Single-Family Residential

**Resolution 270-1980**

This zone change request complies with Resolution 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.*

The proposed zone change from R-A2 to SU-1 for Professional Office will not create a condition that would be harmful to health, safety, or morals of the community. Further, the zone change would not be detrimental to the general welfare of the City and would actually be beneficial to the City as it furthers the goals and polices of the Albuquerque/Bernalillo County Comprehensive Plan by providing additional office space in an area where its use is appropriate. The proposed project would have limited noise concerns, parking would be located in the rear of the building to maintain attractive views from the street, a landscape buffer will be used to minimize impact on neighboring residential areas, shielded down lighting will be utilized to eliminate light pollution, and the nature of the office building business will not create significant traffic concerns.

As an example, a project approved in 2005 at Indian School Rd. and Rio

Grande Boulevard, close to the proposed project site was rezoned from R-1 to SU-1/C-1. The Official Notice of Decision for that project determined that there was no evidence that such a development would compromise the health, safety and welfare of the community. The findings go on to state that establishing commercial land uses along Rio Grande, in the subject site area, did not pose a probability of commercial spreading further into residential neighborhoods and would not introduce instability to the area. (05EPC-01112)

- 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.*

As shown in this justification, the zone change is desirable because it is better for the community. The existing multi-family housing is not appropriate for this lot and does not promote stability in the surrounding area. In addition, part of this lot is vacant, contributing very little to the community. An office use will benefit the community by providing a small scale employment opportunity within easy walking, bicycling, and driving distance to residential neighborhoods.

Similar projects in the area have shown that non-residential uses, when designed to be appropriate for the lot and the surrounding area, can be a positive, stabilizing factor to the neighborhood. The previously mentioned La Montanita Coop, is a successful and attractive commercial space that has been embraced by the community. Also, the 1801 Rio Grande offices a recent project designed by Claudio Vigil Architects is an attractive office land use that again, has contributed needed office space with a design that blends well into the surround neighborhood, as well as appropriate for Rio Grande Boulevard.

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

The proposed change does not conflict with the adopted Comprehensive Plan, but rather furthers implementation of the Comprehensive Plan by being consistent with the goals and policies of the plan as detailed in our response to item D.3 below.

- 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;*

There was not an error when the existing zone map was created.

*2. Changed neighborhood or community conditions justify the change;*

There are no significant changed neighborhood or community conditions.

*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.*

A different category is more advantageous to the community as explained in subsequent sections of this letter.

### **Analysis of Related Goals from the Albuquerque/Bernalillo County Comprehensive Plan**

#### ***Developing and Established Urban Areas***

##### ***Section II.B.5***

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

The proposed project will help to create a quality urban environment along Rio Grande Boulevard that is more integrated. The scale of the proposed office is more in keeping with the scale of the neighborhood with less than 22 percent of the lot covered by building. Housing and employment will be in closer proximity and offer a choice for employees to live closer to their work, as well as close to the clients being served. This location is also well served and offers choices in transportation.

The following goals and policies from the Developing and Established Urban Areas section outlines additional goals that are furthered by the proposed project:

##### ***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.*

*Possible Techniques:*

- 1) Identify and remove unnecessary obstacles to appropriate infill development.*
- 2) Identify incentives for inducing infill in appropriate areas through sub-area analysis and more efficient administration.*
- 5) Investigate means to encourage public/private cooperation to promote infill development.*

The proposed project allows for more appropriate infill for a lot in the center of the City. Smart planning practices encourage the location of

appropriately scaled office (employment) near housing. The current land use of apartments are a legal non-conforming use and have been 'grandfathered' in their current state, but are a less desirable land use in this location. Since the existing apartments cannot be expanded or improved (since it is a legal non-conforming use) rehabilitation opportunities are limited.

***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.*

*Possible Techniques:*

*1) Achieve by Zoning and Subdivision Ordinances.*

Perhaps one of the strongest justifications in the Comprehensive Plan, Policy i encourages employment to be located in complementary means in relation to residential areas. Office use, such as the proposed project, would have a low impact on the community, and would be an excellent neighbor. The impact of noise, lighting and traffic to and from the building will be minimal.

***Policy II.B.5.l***

*Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.*

*Possible Techniques:*

*1) Achieve through sector plans, and Zoning Ordinance.*

The proposed project seeks to employ innovative design to create an attractive, and architecturally appropriate building. Furthermore, there will be a setback with landscaping to further enhance the design of the property and contribute to neighborhood beautification. In addition, the low Floor Area Ratio (FAR) of the proposed office building will be a positive attribute for the lot and to the neighborhood. A landscape buffer will be incorporated into the site design to create a buffer between the non-residential and residential uses. Design guidelines from the Rio Grande Corridor Plan will be used as a guide.

***Policy II.B.5.o***

*Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.*

*Possible Techniques:*

*7) Introduce mixed-use concepts as a means of strengthening residential markets.*

The proposed project introduces an office use concept to complement the adjacent residential neighborhood. The Comprehensive Plan goal sees this as a way to strengthen the neighborhood by providing a small office and moving away from new housing design (much higher lot coverage and



privacy walls along Rio Grande Boulevard) that may not ultimately be beneficial to the surrounding, established neighborhood.

***Policy II.B.5.p***

*Cost-effective redevelopment techniques shall be developed and utilized.*

*Possible Techniques:*

- 1) Provide practicable redevelopment assistance not requiring direct City financial participation.*
- 2) Emphasize private investment as a primary means to achieve redevelopment objectives.*
- 3) Organize and prioritize redevelopment efforts on the basis of need and redevelopment opportunities.*
- 4) Support redevelopment projects which will stimulate additional private investment.*

This proposed project would be cost effective redevelopment that would not require direct City financial participation and utilizes private investment in this redevelopment effort. Approval of this zone change and project would help to emphasize smart and private investment. The real estate function of this office has the potential to help to stimulate additional private investment in the City. The positive economic benefit to the City includes increased property values and Gross Receipts Tax where little existed before.

***II.D.4. 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.*

The proposed zone change and project will bring a needed employment center to an area that would benefit from employment being with a short drive, walk or bike ride away. The introduction to the Transportation and Transit section of the Comprehensive Plan (paragraph above) outlines this goal. The proposed project is located on Abq Ride Bus Line #36, with a bus stop within a half-block of the proposed project. There is a bike lane along Rio Grande Boulevard. There are also bike routes and bike lanes leading westbound towards the Paseo del Bosque Recreation Trail. In addition, there are multi-use trails and bike lanes to the east.

**Analysis of Related Goals from the North Valley Area Plan**

***Policy 2.2d***

*Require landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.*

The proposed project bears this in mind, and the landscape plan will reflect the desire to buffer the project from neighboring residential uses. The following photos are from the offices at 1801 Rio Grande offices designed by Claudio Vigil Architects and serve to illustrate the use of effective landscape buffering. They show how landscaping between the back of the offices and the neighbors to the west allow for a comfortable and attractive buffer between the two land uses.



Example of a landscape buffer at 1801 Rio Grande offices designed by Claudio Vigil Architects (Photos: Consensus Planning)

### **Analysis of Related Goals from the Rio Grande Corridor Plan**

***Plan Subarea Concepts: Subarea 3- Indian School Road to Griegos Road***  
*“ . . . design requirements to enhance and conserve existing character on properties adjacent to the public right-of-way will tie this suburban and semi-rural residential area functionally and visually to adjacent North Valley neighborhoods.”*

The project design standards for a Pueblo-Revival style building will serve as a functional and appropriate land use in this area. There are already several small-scale non-residential uses currently in Subarea 3 that have been well-received and successful while maintaining existing subarea character.

#### ***Policy 2, Regulation 2.A***

*Rezoning for more intense uses should be granted only if the applicant can demonstrate that higher intensity use will not change or adversely affect the nature of the subareas identified in this plan.*

The proposed project will provide a needed land use and will serve as a neighborhood asset as part of a mixed-use community. Furthermore, Subarea 3 and other nearby segments of Rio Grande Boulevard have seen higher intensity commercial projects built and subsequently thrive, without negatively affecting the nature of the neighborhood character. This will be

achieved through area appropriate Southwestern Adobe-Revival design and landscape features that provide buffering.

***Section 2- Regulations and Guidelines Governing Adjacent Development***

*Policy 10- New and redeveloped structures shall complement the existing predominant architectural styles of each subarea.*

*Subareas 3 and 4: All architectural styles are allowed. Southwestern styles typical to the valley are encouraged.*

The proposed project will be of the Pueblo-Revival style of Southwestern architecture and will be attractive and visually appropriate for the subarea. In addition, the landscape plan will be responsive the requirements of southwestern development projects and will be attractive; excluding high water use turf and high water use plant material. All landscaping will be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

*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 project would not be harmful to the adjacent property. The office building would be a friendly neighbor to the surrounding neighborhoods by being a daytime use building. Furthermore, the building owners will maintain the building and surround landscaping as a City requirement, as well as provide security. There will be little or no evening activity at the facility, providing neighbors with assurance that there quality of life will not be affected in the evening hours. The scale of this project will be appropriate for the area, and will have a low Floor Area Ratio (FAR) of .28, which is much lower than many of the recent residential subdivisions in the area.

*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 zone change does not require any major and unprogrammed capital expenditures to support the new zoning designation or planned uses for the property. Any proposed sidewalk, curb, and gutter modification adjacent to the property will be completed by the developer as part of the project and will not require the expenditure of City funds.

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

This justification shows that the proposed zone change is warranted by consistency with the City's Comprehensive Plan and good planning practices, without sole regard to economic considerations.

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

The proposed project is located on a collector or major street; however as was shown by this justification, there are numerous other policies of the Comprehensive Plan that this project is consistent with, and therefore; the street location of the project is not the only consideration for this zone change 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.*

SU-1 zones are by their nature spot zones. However, the proposed zone change and project are also appropriate as illustrated by the points made in this justification letter.

*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 zone change is for a Professional Office, in relation to existing residential uses in the vicinity, and not a "strip" commercial development. The proposed zone district will facilitate realization of the project in

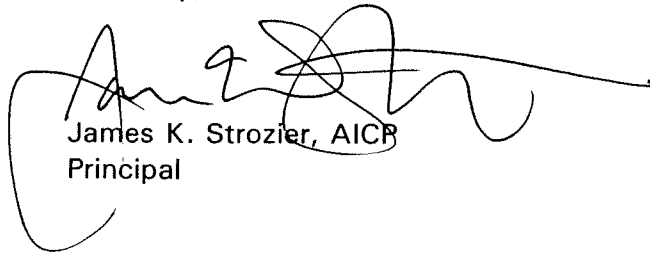
conformance with the Comprehensive Plan policies and goals previously cited.

**Conclusion**

The proposed project represents an opportunity to replace a legal non-conforming use apartment complex with a new, architecturally appropriate commercial office building that will contribute positively to the community and to the Rio Grande Boulevard corridor. The proposed project follows in the footsteps of many other higher intensity, commercial uses along this segment of Rio Grande Boulevard that have been well-received and contributed additional services to the area, while also maintaining the character of the corridor.

We respectfully urge the Environmental Planning Commission to approve this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', with a large, sweeping flourish extending to the right.

James K. Strozier, AICP  
Principal

May 1, 2008

Ms. Laurie Moyer, Chair  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

RE: \* 043 ALVARADO GDNS ADD #2 N1/2, Rio Grande Blvd. between Oro  
Vista Road and Campbell Road.

Dear Madam Chair.:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for a Zone Change from R-A2 to SU-1 for Professional Office for property located at 2827 Rio Grande Boulevard NW. The property is located on Rio Grande between Oro Vista Road and Campbell Road.

Thank you for your consideration.

Sincerely,

  
Peter J. Parnegg, CCIM, CRS, CRB  
Co-CEO  
Coldwell Banker Legacy



# City of Albuquerque

**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.

Date: April 11, 2008

TO CONTACT NAME: Joyce Jordan  
COMPANY/AGENCY: Census Planning, Inc.  
ADDRESS/ZIP: 302 8<sup>th</sup> St. NW 87102  
PHONE/FAX #: 764-9801 842-5495

Thank you for your inquiry of April 11, 2008 (date) requesting the names of **ALL Affected**

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at 043 Alvarado Gardens Addn. #2 N/2 (2827 Rio Grande Blvd NW 87107) located on Rio Grande Blvd NW between Campbell Rd and Oro Vista Rd zone map page(s) G-12.

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

Alvarado Gardens N.A.  
Neighborhood or Homeowner Association  
Contacts: Barbie Brennan  
2700 Calle Tranquilo NW 87104  
345-2876(h) 228-2876(w)  
Talja Sledge  
2930 Trellis Dr. NW 87107  
344-9484(h)

Rio Grande Blvd. N.A.  
Neighborhood or Homeowner Association  
Contacts: Frank Mangano  
4300 Rio Grande NW 87107  
343-8736(h)  
Winnie Kimbrough  
2327 Campbell Rd. NW 87104  
344-1363(h)

**See reverse side for additional Neighborhood and/or Homeowner Associations**

**Information:**

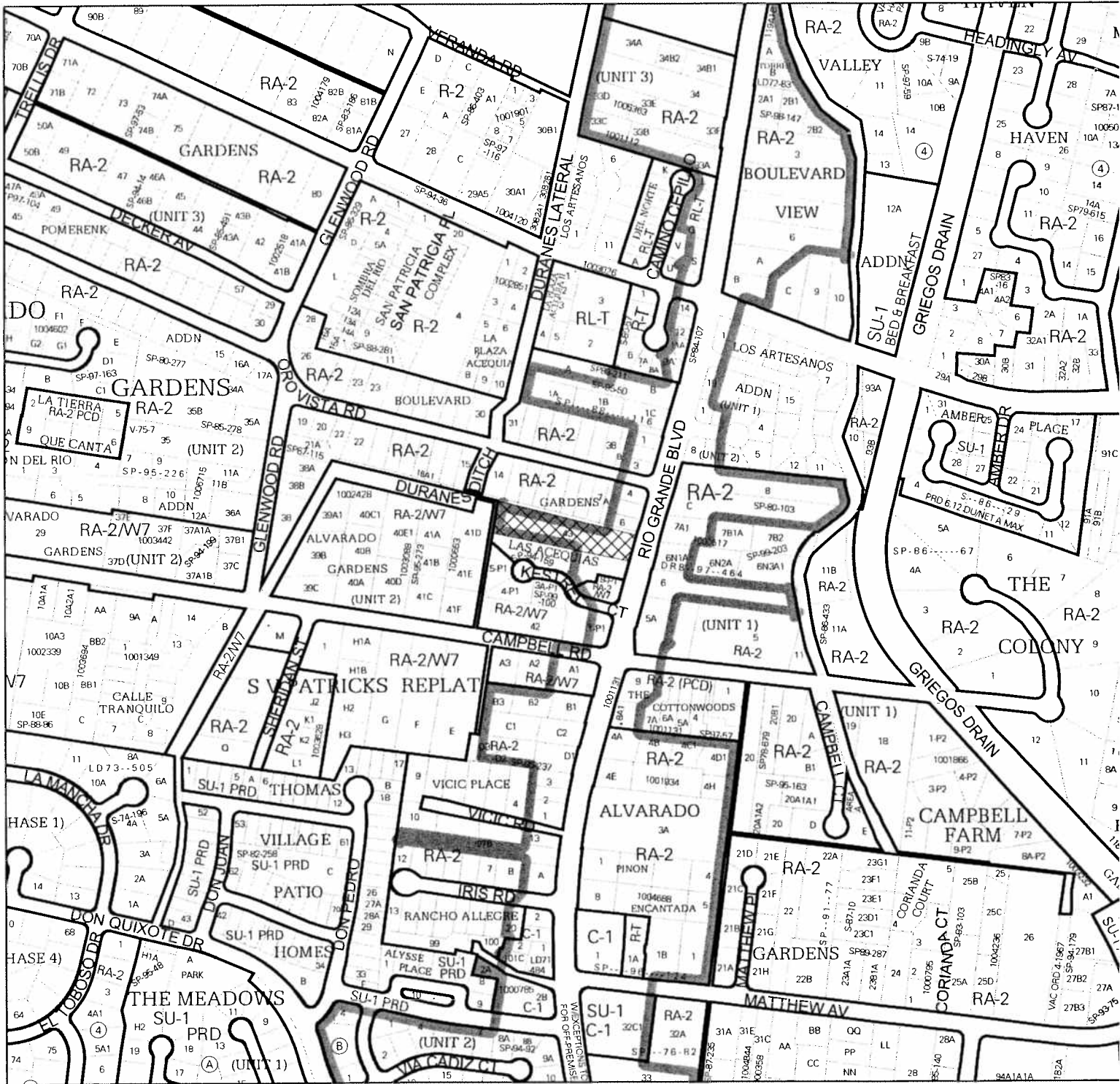
YES { } NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

*Dalinda S. Armona*  
OFFICE OF NEIGHBORHOOD COORDINATION

**ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.**



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1004413

Hearing Date:

June 19, 2008

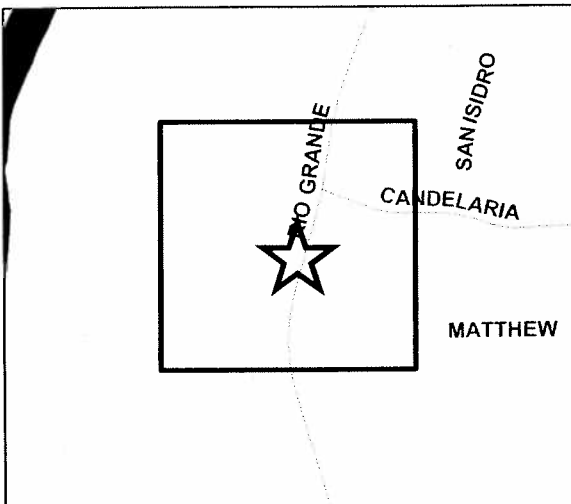
Zone Map Page:

G-12

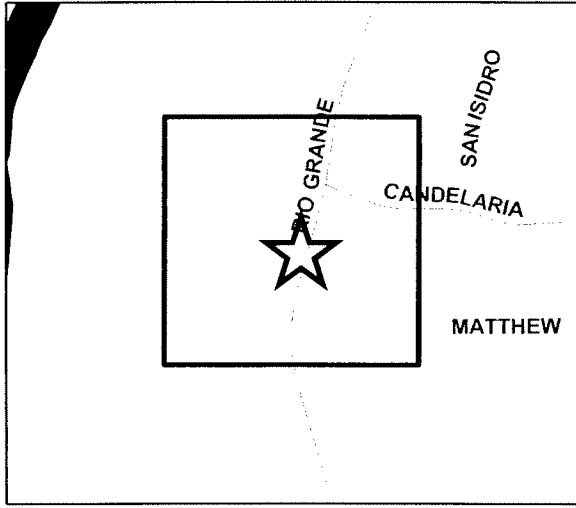
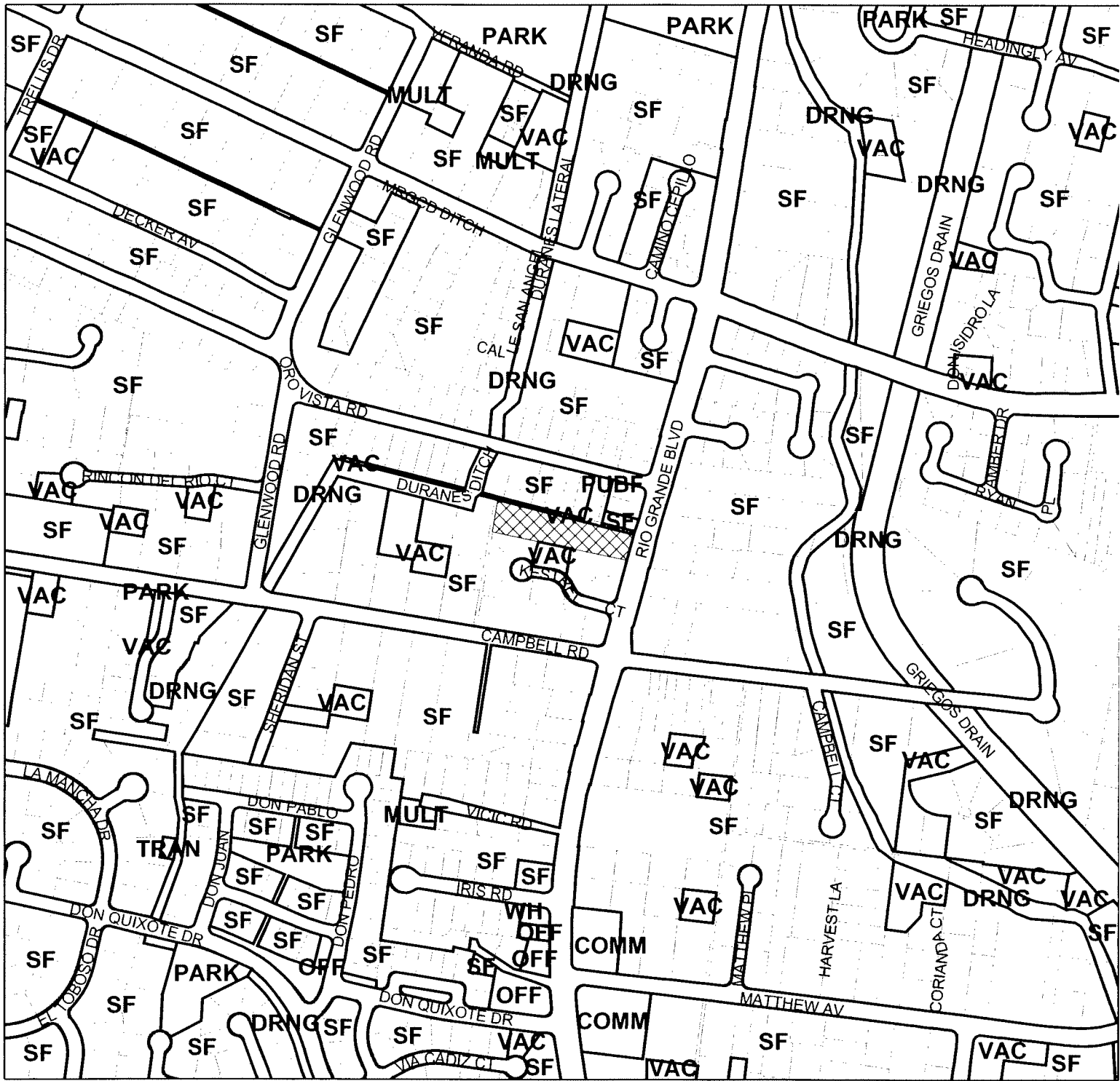
Additional Case Numbers:

08EPC-40048

08EPC-40053







## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- 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



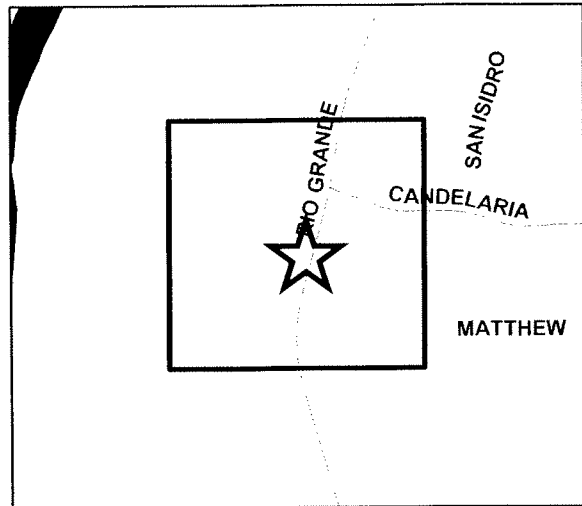
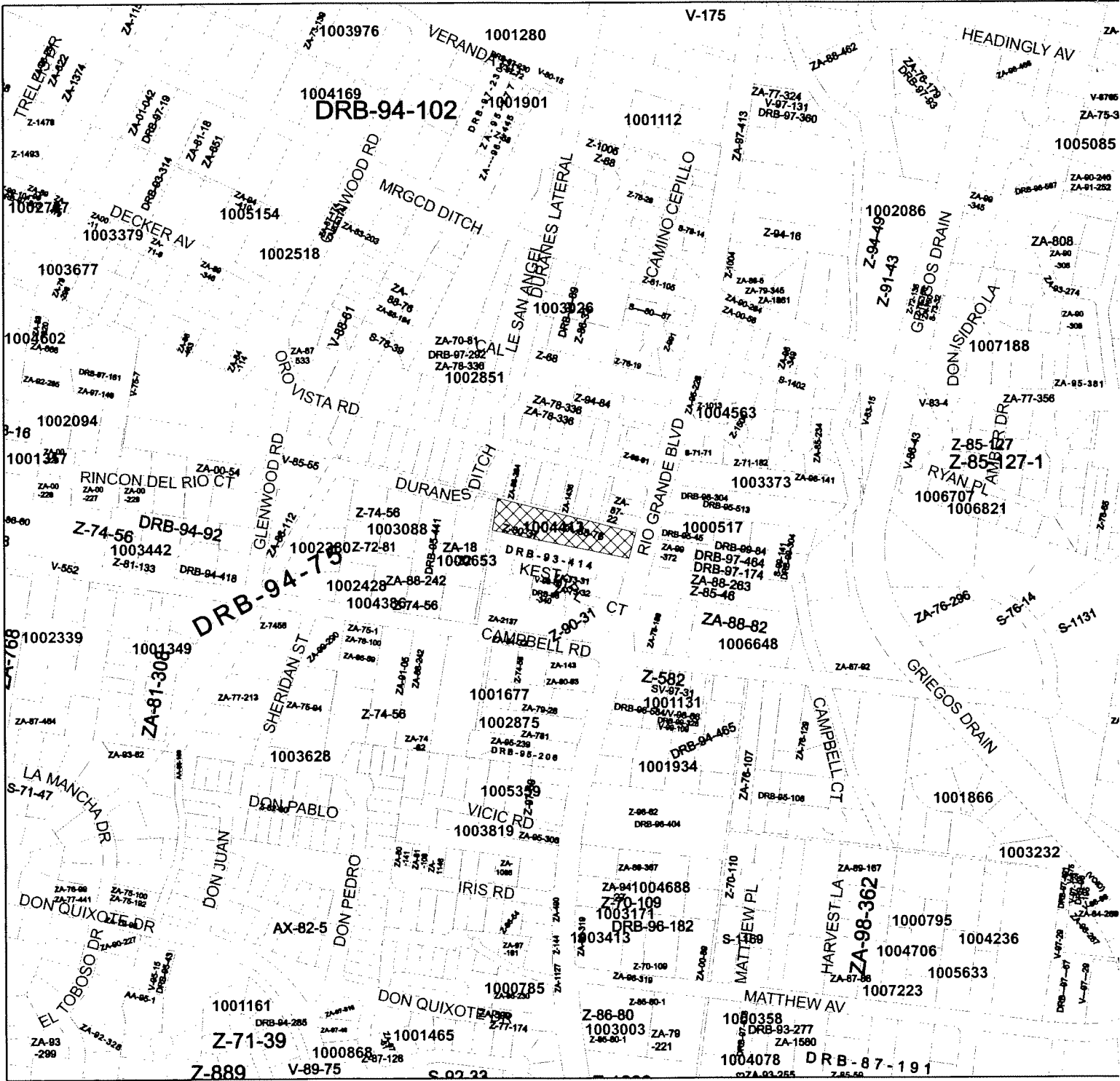
1 inch equals 500 feet

Project Number:  
1004413

Hearing Date:  
June 19, 2008

Zone Map Page:  
G-12

Additional Case Numbers:  
08EPC-40048  
08EPC-40053

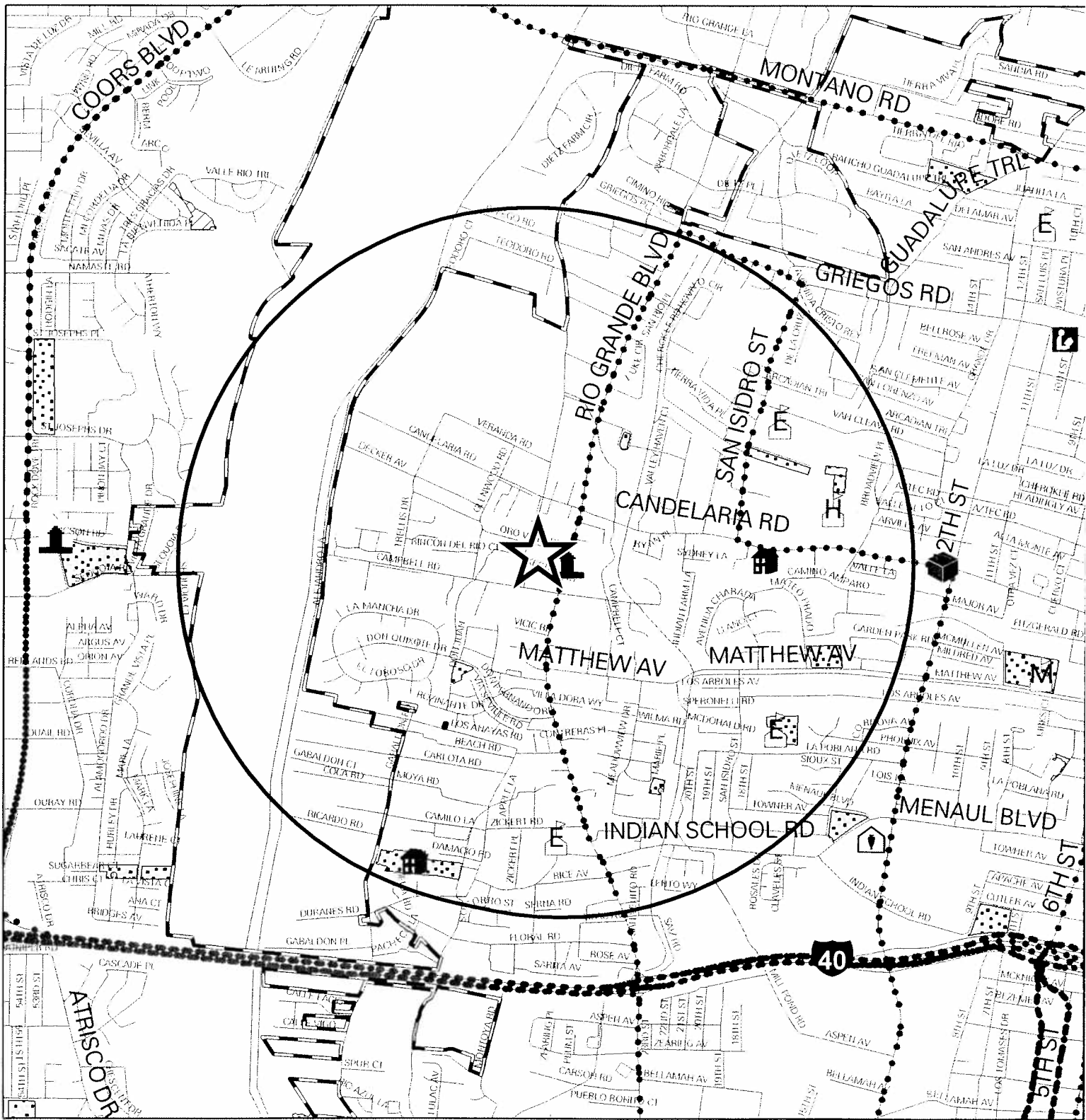


# HISTORY MAP



















Note: Grey shading indicates Grey County.



1 inch equals 500 feet  
 Project Number: 1004413  
 Hearing Date: June 19, 2008  
 Zone Map Page: G-12  
 Additional Case Numbers: 08EPC-40048, 08EPC-40053



## Public Facilities Map with One-Mile Site Buffer

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

