

September 9, 2013

TO: Steven Reinhart
FROM: Chris Glore, Planner
City of Albuquerque Planning Department
TEL: (505) 924-3357
RE: Project #1009813

This memo identifies a few items in the application submittal for Project #1009813 that will need to be revised. In particular, the zone change justification letter needs to be strengthened.

Once you have had time to review this memo, I would be happy to assist you with the process and requirements, so please feel free to contact me to schedule a meeting.

The revised materials for the zone change must be submitted to the City by the close of business on September 20, 2013 in order to meet the schedule for an EPC hearing on October 10, 2013.

1) Process:

The EPC is the approval body for this case, unless the EPC's decision is appealed. If that happens, the case will go straight to the City Council and will not go through the Land Use Hearing Officer (LUHO) process.

Information regarding the EPC process, including the meeting calendar and recent Staff reports can be found at:

<http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/>

The "pre-hearing discussion" meeting is Wednesday, September 18th at 1:30 pm. Agency review comments will be available to you at the meeting. I will forward any late comments to you as I receive them.

2) Zone Map Amendment (zone change):

A zone change request must be justified pursuant to Resolution 270-1980, sub-sections A through J. This analysis is key for EPC review. Please consider the following comments to strengthen the responses to R270-1980.

1. Section 1A: How does the proposed zone change *better serve the City* than the current zone? This policy calls for consistency with the health, safety, morals, and general welfare of the City. As such, the question is whether the request will have an adverse effect on the environment, public facilities & services, roadways, drainage, schools, parks, etc.
2. Section 1C: This is a detailed analysis required for all zone change applications.
 - i. The site is located within the DEVELOPING AND ESTABLISHED URBAN AREAS under the Comprehensive Plan. Please explain how the proposal furthers each of the applicable Land Use policies for this area. ~~If the policy does not apply, the response~~

~~should note that and briefly state why.~~ In particular, the following Comprehensive Plan goal and policies are typically addressed with a zone map amendment:

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

~~Policy 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.”~~

~~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.~~

~~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.~~

~~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.”~~

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows: ...

Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

~~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.”~~

~~Policy II.B.5.m: “Urban and site design which retains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”~~

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

Policies l & m are design related and not normally referred to with zone change requests which should be land use related.

Policy o refers mostly to MR areas or older parts of town where rehab is needed.

Also mention applicable Economic Development policies, II.D.6