



**Environmental  
Planning  
Commission**

**Agenda Number: XX**  
**Project Number: 1009882**  
**Case #: 13EPC-40149**  
**December 12, 2013**

**Staff Report**

<b>Agent</b>	Derrick Archuleta, Consultant
<b>Applicant</b>	Greg Thomson, Owner
<b>Request</b>	Zone Map Amendment
<b>Legal Description</b>	Lot 1-A, Block 24, Albuquerque's Highlands Addition
<b>Current Zoning</b>	O-1 (Office and Institution)
<b>Proposed Zoning</b>	R-2 (Residential)

**Staff Recommendation**  
**APPROVAL of 13EPC-40149, based on the Findings beginning on page 11.**

**Staff Planner**  
**Lorena Patten, Associate Planner**

**Summary of Analysis**

This request is for a Zone Map Amendment from O-1 to R-2 for a site located 1 block north of Lomas Boulevard between San Pedro and San Mateo, on the southwest corner of Alice and Alvarado.

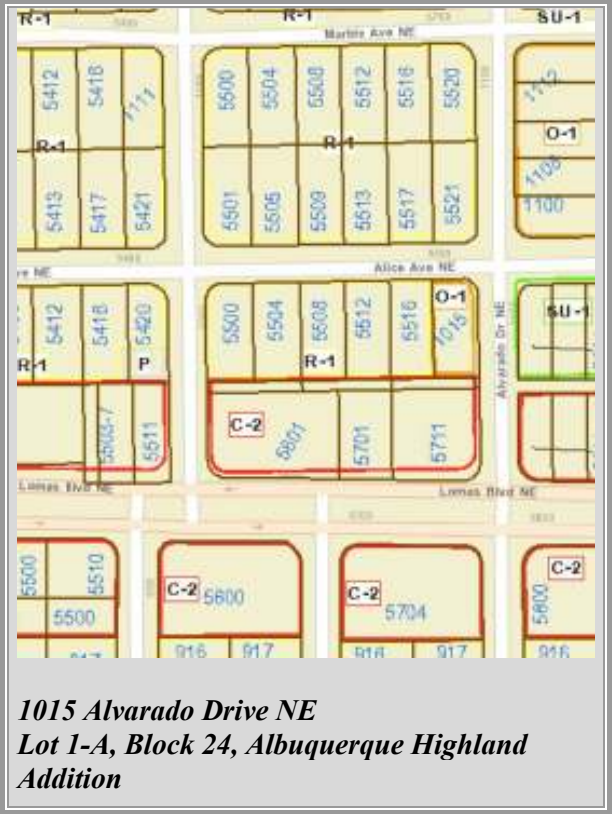
The site is currently developed with 3 residential units. The purpose of the request is to have the zoning match the current land use.

The proposal is consistent with the applicable policies of the Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code.

The request will not conflict with surrounding land uses.

The Fair Heights Neighborhood Association, the District 7 Coalition of Neighborhood Associations, and all property owners within 100 feet of the subject site were notified. There is no known opposition to the requested R-2 zone of Lot 1-A, Block 24, Albuquerque's Highland Addition.

Staff recommends approval of the Zone Map Amendment.



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	O-1 (Office/Industrial)	Established Urban Area; no applicable rank II or III plans	Commercial Service
<b>North</b>	R-1 (Residential)	Established Urban Area; no applicable rank II or III plans	Single Family
<b>South</b>	C-2 (Community Commercial)	Established Urban Area; no applicable rank II or III plans	Commercial Retail
<b>East</b>	SU-1 (Agricultural)	Established Urban Area; no applicable rank II or III plans	Single Family
<b>West</b>	R-1 (Residential)	Established Urban Area; no applicable rank II or III plans	Commercial Service

**II. INTRODUCTION**

**Proposal**

This request is for a Zone map amendment for Lot 1-A, Block 24, Albuquerque’s Highlands Addition (the “subject site”). It contains approximately 0.2 acres of land and is located 1 block north of Lomas Boulevard between San Pedro and San Mateo, on the southwest corner of Alice and Alvarado.

The subject site is currently zoned O-1 for Office and Institutional uses. The applicant requests R-2 zoning to reflect the property’s current use.

**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.

**History/Background**

The site is within the Established Urban Area of the Comprehensive Plan. The subject site is not within the boundaries of any Area, Sector, Corridor or Redevelopment Plan.

There was a zone change from R-1 to O-1 on this same lot in 1981.

The rezone application to O-1 was initiated by the current property owner who is a real estate agent and a business partner who was an appraiser with the intentions of relocating their offices

to the site. Upon securing the zone change to O-1 they transitioned the site into offices for their respective businesses. Within five years the appraiser retired and left the current owner with only a real estate office. Five years later, the current owner decided to join a real estate company and no longer needed to have his office at the subject property.

The property owner is seeking financing for improvements on the existing buildings. Financing has proven a challenge because the underlying zone does not match the land use.

For over thirty years, the property has proven to function more effectively as residential and the applicant requests the change to R-2.

### ***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 Lomas Boulevard as a Principal Arterial.

### ***Comprehensive Plan Corridor Designation***

Lomas Boulevard is designated an Enhanced Transit Corridor in the Comprehensive Plan. The intent of the designation is to support land use regulations that create market conditions to support intensified development of jobs and housing in these corridors.

### ***Trails/Bikeways***

There is a north/south bicycle route on Alvarado Drive NE, adjacent to the subject site.

### ***Transit***

Route # 11 on Lomas is the nearest route to the property.

### ***Public Facilities/Community Services***

The area is well served with public facilities and services. There are two schools, several City parks and a community center within one mile of the site. For more specific information, see the Public Facilities Map.

## ***III. ANALYSIS***

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

#### ***Albuquerque Comprehensive Zoning Code***

The subject site is currently zoned O-1. This zone provides sites suitable for office, institutional, and dwelling uses. This request proposes a zone change to R-2 which provides suitable sites for houses, townhouses, and medium density apartments.

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The main difference lies in the allowable uses. The existing O-1 zone allows for institutional and service uses such as churches, hospitals, clubs, supermarkets and nightclubs along with houses, townhouses or apartments constituting up to 25% of the gross floor area on the premises with usable open space per 14-16-2-15. This density limit would allow for perhaps 2 small dwelling units on this approximately .2 acre lot.

The proposed R-2 allows for much less intense uses such as home occupations and daycare homes. The maximum permitted density is a floor area ratio of .5, not to exceed 30 dwelling units per acre. This would allow a total of 5 dwellings units on the approximately .2 acre lot.

The height regulations are the same and the setback requirement is greater for R-2. The front setback requirement is 15' for R-1 and 10' for O-1; side setbacks are 5' for both; and, rear setbacks are 15' for both. The subject site meets setback requirements except for a rear setback of 0' because the building abuts an alley. The rear setback of 0' is allowed for commercial zones. The buildings would become non-conforming as to rear setback should the proposed zone change be granted.

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

**Note:** Policy Citations are in Regular Text; *the applicant's analysis is in italics, and staff's analysis is in bold italics*

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." Applicable policies include:

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 site achieves this Policy in that it already functions and has been developed with residential uses for several years. This request is seeking to remove the underlying Office zone to fully reflect what has been an effective land use with the appropriate density on this property which maintains the available housing stock to this mixed-use neighborhood.*

***Staff agrees. The request furthers Policy II.B.5.a. The request will maintain a full range of urban land uses and an overall gross density of 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.

*In this particular case, even though the development is not “new”, the application is seeking to introduce a different or new zone to the property. Any new development could not be supported by the property in its effort to respect existing neighborhood values. The land uses have been in place for several years, proving through its existence to where there would be no adverse impact of any kind. The requested R-2 zone would actually maintain the existing land use which would allow a continuation of the property’s carrying capacities by assuring residential uses on the property and not office.*

***Staff agrees. The request furthers Policy II.B.5.d. The proposed zone change respects the existing neighborhood values and carrying capacities.***

Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network
- In areas with a mixed density pattern already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

*The mix of zoning in this immediate area lend to the support of why this residential density has been effective at this location. The site is adjacent to C-2 (which runs along Lomas Boulevard to the south) and R-1 zone to the north which is an appropriate zone transition. In the immediate area there is also C-1, O-1, SU-1, R-3 and R-2 (requested zone for this application). This mix of zoning and land uses makes this particular request compatible and would not impact the infrastructure which currently serves the area nor would it introduce a new zone to the neighborhood.*

***Staff agrees. The request furthers Policy II.B.5.h. The proposed zone has excellent access to the major street network and is in an established mixed density area.***

Policy II.D.4.c: In order to add to transit ridership and to where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

*The property is less than one block north of an Enhanced Transit Corridor as designated by the Comprehensive Plan, Lomas Boulevard, which makes it convenient to access. In addition, the property is in close proximity to other major streets such as San Mateo Boulevard to the west and San Pedro Drive to the east with their associated businesses which assist in carbon footprint reduction and encourage transit ridership.*

***Staff agrees. The request furthers Policy II.D.4.c. The proposed zone allows for additional dwelling units l block north of Lomas Boulevard which could add to transit ridership.***

### **Conclusion**

The zone change from office to residential uses would raise the housing density from 2 to 5 units. Currently there are 3 dwelling units on the property that are currently non-conforming in O-1. The height regulations are the same. Should this zone change to residential be granted, the rear setback would become non-conforming.

The zone change will maintain a full range of urban land uses in an established mixed density area with an overall gross density of up to 5 dwelling units per acre. It could potentially increase the existing number of dwelling units and add to transit ridership on Lomas Boulevard.

### **Resolution 270-1980 (Policies for Zone Map Change Applications)**

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

### **Analysis of Applicant's Justification**

**Note:** Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

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

*The intent of the Zoning Code is to help achieve documents such as the Albuquerque/Bernalillo County Comprehensive Plan by creating "orderly, harmonious, and economically sound development in order to promote health, safety, convenience, and general welfare to the citizens of the City." The requested zone of R-2 is consistent in that the existing uses are residential and not office. The mix of uses in the immediate area is supported by existing infrastructure. In terms of safety, the deterrence of criminal activity may be reduced with the mix of both residential and non-residential uses within a neighborhood in suitable locations which appear in this area. Approval of the zone will further assure the health, safety, morals and general welfare of the City by formalizing residential uses on this site through the appropriate zone.*

***Staff agrees that the requested R-2 zone would reflect the existing uses on the land. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a zone change request furthers a preponderance of applicable goals and policies from the Comprehensive Plan. The Applicant utilizes a policy-based justification for this request; therefore 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 rezone request achieves stability by matching the land use with the requested zone of R-2. The land uses on the property are currently residential with an underlying zone of O-1 (office). The R-2 zone is the most suitable for this property in that it achieves its current development standards while reflecting existing uses on the site. The surrounding area already has a mix of urban uses and other multi-family developments. At this particular location, the R-2 zone would add to the buffering from the impacts generated by Lomas Boulevard and other non-residential uses that are found along a Principle Arterial from the R-1 zoning to the north of the site.*

***Staff agrees that the requested zone map amendment maintains the stability of use in the area. The proposed zone change will ensure that new development continue the pattern, scale and density of development in the neighborhood. Allowing the zoning category to reflect existing uses would maintain stability of land use and zoning.***

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

***The zone change is not in conflict, but rather supports the adopted elements of the Comprehensive Plan. (See the Analysis above.)***

- 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 request to re-zone the property from O-1 to R-2 is based upon D2 and D3 in this portion of the Resolution. In terms of changed neighborhood conditions, the property was rezoned to O-1 in 1981, with the intent of supporting office uses on the site. In its 30 plus year history as an O-1 zoned property, the uses never completely transitioned to exclusive office uses. The site has always maintained a residential component. The O-1 zone has proven to be inappropriate at this location in this portion of the neighborhood. The O-1 appears to function more effectively in a cluster elsewhere where it is closer to and adjacent to a major shopping center (Fair Plaza).*



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*This application is intended to reflect and respect changed community conditions by having a zone that truly reflects the existing uses.*

***Staff agrees that the R-2 designation would be more advantageous to the community. The proposed zone would maintain the existing mix of uses in the area.***

- 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 existing land uses have reflected the requested zone for many years. As an existing land use the application analysis illustrates how the zone would function. The size of the property is much more conducive to residential uses which have proven not to be harmful through its existence while eliminating the additional permissive uses that are allowed in the O-1 zone.*

***Staff agrees that the proposed zone would not be harmful to adjacent property, the neighborhood, or the community.***

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

*This request will not result in unprogrammed capital expenditures.*

***Staff agrees. The request will not result in any 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.

*The property is currently developed with the uses the requested zone would support thus would not be applicable to this request.*

*The property owner is seeking financing for the property for maintenance and investment for residential uses. In pursuing this, financing has proven a challenge in circumstances where the underlying zone of office doesn't match the land use which is residential. Since the zone change to O-1 over thirty years ago, the property has proven to function more effectively as residential and the property owner is committed to this through this rezone application.*

*The rezone application to O-1 was initiated by the current property owner who is a real estate agent and a business partner who was an appraiser with the intentions of relocating their offices to the site. Upon securing the zone change to O-1 they transitioned the site into offices for their respective businesses. Within five years the appraiser retired and left the current owner with only a real estate office. Five years later, the current owner decided to join a real estate company no longer needing to have his office at the subject property.*



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*Since then, the property owner has seen more interest and success in residential uses on this particular site and would like for formally commit to them through the zone change which will allow him to secure the necessary funding to continue with his desired improvements on the site.*

***The determining factor for this zone change request is to maintain the existing uses and match those uses to the correct zone category of R-2, which is more advantageous to the community. Staff agrees with the applicant that, although there are economic considerations, they are not the determining factor.***

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

*The property abuts only local streets, although its proximity to Lomas Boulevard and its transit options is an added benefit for the existing residents.*

***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.

*Although the requested zone (R-2) is not adjacent to another R-2 zone, it is not introducing a new zone to the immediate neighborhood. The R-2 zone is found in similar circumstances to this request where it is next to a C-2 zone and the R-2 zone provides an appropriate residential buffer from a major street. All R-2 zoned properties are accessed off of local streets and serve as transitions to an adjacent R-1 zone. The R-2 zone would be compatible with other development in the vicinity. The zone will add to the mixed use nature of the surrounding area by reflecting consistency of how the zone appears in this neighborhood while facilitating realization of the Comprehensive Plan*

***Staff agrees with the applicant. Additionally and importantly, the spot zone was created when the zone was changed from R-1 to O-1 in 1981. This proposed zone change (a downzoning) would make the subject site more compatible with the other residential properties to the north and west. The proposed zone 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.

*This request does not meet the definition of a strip zone property. The size of the parcel is only 0.2 acres with intentions of reverting back to residential uses.*

***Staff agrees with the applicant. This request would not result in a “strip zone”.***

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

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

There were no objections or negative comments. Refer to the agency comments beginning on page 14.

##### ***Neighborhood/Public***

Representatives from the Fair Heights Neighborhood Association, the District 7 Coalition of Neighborhood Associations, and all property owners within 100 feet of the subject site were notified. A facilitated meeting was neither offered nor requested. The president of the Fair Heights Neighborhood Association spoke with the applicant’s agent, Zoning Enforcement and the Staff Planner and was in support of the proposed zone change. No other comments were received from notified property owners.

#### **V. CONCLUSION**

This request is for a Zone map amendment for Lot 1-A, Block 24, Albuquerque’s Highlands Addition (the “subject site”). It contains approximately 0.2 acres of land and is located 1 block north of Lomas Boulevard between San Pedro and San Mateo, on the southwest corner of Alice and Alvarado. The subject site is currently zoned O-1(Office and Institution). The applicant requests R-2 (Residential) zoning. There are no applicable rank II or III plans governing the subject site.

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

***FINDINGS - (13EPC-40149 (December 12, 2013) (Zone Map Amendment)***

1. This request is for a Zone Map Amendment for Lot 1-A, Block 24, Albuquerque's Highlands Addition. The site contains approximately 0.2 acres of land and is located one block north of Lomas Boulevard between San Pedro and San Mateo, on the southwest corner of Alice and Alvarado.
2. The site is currently developed with three buildings that have been in residential use for several years.
3. The applicant proposes to change the zone from O-1 (Office and Institution) to R-2 (Residential) so his existing uses match the underlying zone.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is consistent with the following applicable goals and policies of the Comprehensive Plan:

Policy II.B.5.a:

The request will maintain a full range of urban land uses and an overall gross density of up to 5 dwelling units per acre.

Policy II.B.5.d:

The proposed zone change respects the existing neighborhood values and carrying capacities.

Policy II.B.5.h:

The proposed zone has excellent access to the major street network and is in an established mixed density area.

Policy II.D.4.c:

The proposed zone will add potential transit ridership close to an Enhanced Transit Corridor and will not destabilize adjacent neighborhoods.

6. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
  - A. The requested R-2 zone reflects the existing uses on the land. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a zone

change request furthers a preponderance of applicable goals and policies from the Comprehensive Plan.

B. The proposed zone change will ensure that new development continue the pattern, scale and density of development in the neighborhood. The applicant has provided an acceptable justification for the change. Allowing the zoning category to reflect existing uses would maintain stability of land use and zoning.

C. The zone change is not in conflict, but rather supports the adopted elements of the Comprehensive Plan.

D. A different use category is more advantageous to the community because the request furthers applicable goals, policies and objectives in the Comprehensive Plan.

E. The proposed zone would not be harmful to adjacent property, the neighborhood, or the community. The higher intensity uses would be eliminated in this predominantly single family neighborhood.

F. The request will not result in any unprogrammed capital expenditures by the City.

G. While there are economic considerations, the determining factor for this zone change request is to maintain existing uses and match those uses to the correct zone category of R-2, which is more advantageous to the community.

I. The spot zone was created when the zone was changed from R-1 to O-1 in 1981. This proposed zone change (a downzoning) would make the subject site more compatible with the other residential properties to the north and west. The proposed zone will clearly facilitate realization of the Comprehensive Plan

J. The request will not result in a strip zone because the subject site does not constitute a "strip of land along a street".

7. Representatives from the Fair Heights Neighborhood Association, the District 7 Coalition of Neighborhood Associations, and all property owners within 100 feet of the subject site were notified. A facilitated meeting was neither offered nor requested. The president of the Fair Heights Neighborhood Association spoke with the applicant's agent, Zoning Enforcement and the Staff Planner and was in support of the proposed zone change. No other comments were received from notified property owners.

***RECOMMENDATION - (13EPC-40149) (December 12, 2013)***

**APPROVAL of 13 EPC-40149, December 12, 2013, a request for Zone Map Amendment from O-1 to R-2 for Lot 1-A, Block 24, Albuquerque's Highlands Addition, based on the preceding Findings.**

***Lorena Patten-Quintana  
Associate Planner***

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

Greg Thomson, 2534 Campbell Road NW, Albuquerque NM 87104

Derrick Archuleta, PO Box 25911, Albuquerque NM 87125

Lynn Martin, 1531 Espejo NE, Albuquerque NM 87112

Bill Hoch, 813 Calle Del Corte, Albuquerque NM 87110

Patrick Scott, 1504 Cardenas NE, Albuquerque NM 87110

Michael Fikani, 1608 Alvarado NE, Albuquerque NM 87110

***Attachments***

1. Application
  - a. Cover page
  - b. TIS form
  - c. Justification letter
  - d. History map
  - e. Land use map
  - f. Zoning map
  - g. Public facilities map
  
2. Neighborhood info/input
  - a. ONC letter
  - b. Applicant letter
  - c. Certified mail receipts

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

### ***PLANNING DEPARTMENT***

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

Reviewed- No Comments

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

Fair Heights NA (R)

District 7 Coalition of NA's

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

Established Urban area of the Comprehensive Plan

No Area Plan or Sector Development Plan

The proposed zone and use should be compatible with the surrounding development.

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

No comments received.

### ***CITY ENGINEER***

#### ***Transportation Development***

The southern building appears to encroach into adjacent lot. Is there an easement to allow this encroachment? Is storm water contained within the property?

#### ***Hydrology Development***

No adverse comments.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

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

#### ***Traffic Engineering Operations***

No comments received.

#### ***Street Maintenance***

No comments received.

***WATER UTILITY AUTHORITY***

**Utility Services**

No comment or objection.

***ENVIRONMENTAL HEALTH DEPARTMENT***

No comments received.

***PARKS AND RECREATION***

**Planning and Design**

Reviewed - no comments

**Open Space Division**

No comments received

**City Forester**

No comments received

***POLICE DEPARTMENT/Planning***

This project is in the Southeast 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 the SWMD Ordinance.

***FIRE DEPARTMENT/Planning***

No comments received.

***TRANSIT DEPARTMENT***

Adjacent and nearby routes	Route # 11, Lomas regular route, on Lomas is the nearest route to the property.
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***

Reviewed, no comment.

### ***ALBUQUERQUE PUBLIC SCHOOLS***

No	School	2012-13 40th Day	2012-13 Capacity	Space Available
364	MARK TWAIN	402	427	25
416	HAYES	370	662	292
520	HIGHLAND	1602	1958	356

### ***MID-REGION COUNCIL OF GOVERNMENTS***

No comments received.

### ***MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)***

No adverse comments.

### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comments received.

### ***NEW MEXICO DEPARTMENT OF TRANSPORTATION***

The NMDOT has no objections to the Zone Map Change.

### ***PUBLIC SERVICE COMPANY OF NEW MEXICO***

1. 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. There is an existing overhead electric distribution line located along the south side of the subject property.