



**Environmental
Planning
Commission**

*Agenda Number: 12
Project Number: 1007310
Case #'s: 08EPC 40057
July 17, 2008*

Staff Report

Agent	Beatrix Lopez
Applicant	Beatrix Lopez
Request	Zone Map Amendment
Legal Description	Lot 46, Rossiter Addition
Location	On 12 th Street between Griegos and Bellrose Avenue NW
Size	Approximately .48 acre
Existing Zoning	R-1
Proposed Zoning	R-2

Staff Recommendation

DEFERRAL of 1007310 for 30 days per the applicant's request.

Staff Planner

Lorena Patten-Quintana, Planner

Summary of Analysis

The subject site contains two residential dwelling units which is a non-conforming use. The request to rezone the site from R-1 to R-2 will bring the site into conformance.

The applicant has adequately justified the zone change per R-270-1980. The applicant's justifications are based on applicable policies found in the Comprehensive Plan, the North Valley Area Plan, and the Los Griegos Neighborhood Development Plan.

There is, however, neighborhood opposition to the zone change. As a result, the applicant is requesting a 30-day deferral to revise the requested zoning from R-2 to R-T. Staff supports the applicant's request for a deferral.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 06/09/08 to 06/20/08.
Agency comments were used in the preparation of this report and begin on page #.

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-1	Established Urban Area; North Valley Area Plan; Los Griegos Sector Plan	Single Family Residential with detached dwelling unit
<i>North</i>	R-2	same	Multi Family (one fourplex and four detached dwelling units)
<i>South</i>	R-1	same	Single Family Detached
<i>East</i>	R-1	same	Single Family Detached
<i>West</i>	R-1	same	Single Family Detached

Background

Applicant requests a zone change from R-1 to R-2 for lot 46, Rossiter Addition. The site is approximately .48 acre and lies between Belrose Avenue NW and Griegos Road NW.

Zone change is requested to facilitate replacement of existing apartment and future addition of another apartment or duplex in addition to bringing the use into conformance with the zoning code.

Subject site is in the Central Urban Area and the Established Urban Area of the Comprehensive Plan, and within the boundaries of the North Valley Area Plan and the Los Griegos Neighborhood Development Plan.

History

The site contains a large single-family home and a secondary dwelling unit. The secondary unit is a legally nonconforming use since it was developed prior to the establishment of zoning.

The C-1 zoning at the intersection of 12th Street and Griegos Road NW is original. The R-2 zoning on both sides of 12th Street, south of Bellrose was approved on 7-23-54.

A 1974 zone change request from R-1 to R-2 was approved for the lot directly north. There was found to be no obvious incompatibility with existing area land use and zoning. The R-2 zoning brought the use into conformance under the zoning ordinance.

There was a request in 1977 to change the zone on subject property from R-1 to R-2. Denial was recommended by the planning department and the applicant withdrew before formal decision was made.

Context

Subject property contains two vacant dwelling units. The area is bounded on the north by R-2 zoned property developed with a fourplex and four detached residential units. The property adjacent to the fourplex is zoned commercial in keeping with its designation as a neighborhood center.

The properties to the south, east and west are zoned R-1 and developed with single family dwellings.

There is a considerable amount of R-2 zoned property on both sides of 12th Street, south of Bellrose Avenue; however, the actual development is predominantly single family.

Long Range Roadway 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 12th Street as a Collector street, with a minimum right-of-way of 68'.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is currently zoned R-1 Residential which zone provides suitable sites for houses and uses incidental thereto in the Established and Central Urban areas (Sec. 14-16-2-6). Density is limited to one house per lot.

Proposed zoning is R-2 Residential which provides suitable sites for houses, townhouses, and medium density apartments, and uses incidental thereto in the Established and Central Urban areas. Density may not exceed 30 dwelling units per acre.

A zone change from R-1 to R-2 is classified as an up-zoning in that it allows more uses and greater density.

The intersection of 12th Street and Griegos Road is identified as a Village Center in the North Valley Area Plan. Regarding Neighborhood (Village) Centers, Comprehensive Plan Policy b states that, "...lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods".

The lot on the Southeast corner of 12th and Griegos is zoned C-1 Commercial. The next lot South is zoned R-2 Residential and adjacent to that is the subject property. South of subject property is R-1 Residential.

It appears that the requested R-2 zone would remain in keeping with policy directives regarding transition to lower densities, however there are alternative zones that may better serve those directives.

The subject property at present contains 2 detached dwelling units and exists as a non-conforming use. R-2 zoning would bring the use into conformance.

Housing (Section II.D.5)

Goal: To increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

Policy a: The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

Allowing an increase in residential density will increase standard housing opportunity.

Policy b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

This request is to allow renovation of the property.

Policy c: The displacement of low income households, shall be ameliorated and the objectives of historic preservation and conservation of affordable housing balanced.

The rezoning will not displace low income households but would provide additional affordable housing.

Policy d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

The rezoning would provide the opportunity for rentals to be made available for all persons.

Developing and Established Urban Area (Section II.B.5)

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.

Policy 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 density pattern and the range of urban land uses is consistent with the policies regarding zone categories close to Village Centers. 12th and Griegos is identified as a Village Center in both the North Valley Area Plan and the Los Griegos Neighborhood Development Plan.

Policy 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.

The zone request does not disrespect the neighborhood. Rather, the transition from Village Center Commercial Zoning to lower density residential is maintained.

Policy h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers.

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas. (See also Policy 7.b relative to Activity page 39.)

This zone would provide housing near an activity center at 12th and Griegos where mixed density is already established. Subject property provides excellent access to Griegos, 4th Street and Rio Grande.

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

This request was made so that redevelopment and rehabilitation could occur.

Community Identity and Urban Design (Section II.C.9)

Goal: to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Policy a: The City and County differentiate into thirteen sub-areas as shown on the Community Areas map; the unique character and constituent neighborhoods of each area identified on the Community Areas map shall be respected in all planning and development actions.

This request for zone change respects the North Valley Community Area and its designation of 12th and Griegos as a Village Center as well as transition requirements to lower density residential.

Policy b: In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following:

1) The natural environment

- Indigenous vegetation and other materials appropriate to landscapes.
- Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments
- Soils and erosion potential
- Colors and textures of the natural environment
- Views

2) Built environment

- Height and massing of buildings

- Setbacks from the street
 - Placement of entrances and windows
 - Walls and fences
 - Parking areas design and relationship to buildings
 - Road widths, sidewalks, curb cuts, medians
 - Grain of streets/size of parcels
 - Patterns of movement (e.g. pedestrian connections, access to transportation/ transit)
 - Street furniture (e.g. bus stops, street lights, signs)
 - Landscaping materials, both planting and hardscape
 - Public infrastructure (e.g. drainage facilities, bridges)
 - Social interaction opportunities
 - Relationship between built and natural environment
- 3) Local history
- Architectural styles and traditions
 - Current and historic significance to Albuquerque
 - Historic plazas and other Activity Centers
- 4) Culture and traditions
- Cultural characteristics of residents
 - Community celebrations and events

This request will conform to regulations governing: height and massing of buildings; setbacks from the street; placements of entrances and windows; walls and fences; and, parking area design.

Activity Centers (Section II.B.7)

Goal: To expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Policy b: Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

The requested zone serves as a transition to lower density residential.

Policy h: Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.

This request is for residential zoning.

North Valley Area Plan (Rank II)

The North Valley Area Plan was adopted in 1993. The Plan generally encompasses properties South of the Bernalillo/Sandoval County line, North of Interstate Highway 40, West of Interstate Highway 25 and East of the Rio Grande. The area addressed by the Plan is 28.5 square miles. Of that total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and not subject to the Plan. Of the remaining area, 14.38 square miles are within the City of Albuquerque, and 10.15 square miles are within unincorporated Bernalillo County.

The process used to develop the Plan is based on Sustainable Community Development principals, which are used to describe the economic and cultural growth gained through the retention and stewardship of local resources. Community building is a necessary step in economic development wherein residents and businesses communicate and structure mutually beneficial exchanges (including site development). Applicable goals and policies are:

General Goals

Goal 2: To preserve and enhance the environmental quality of the North Valley Area by:

- a) Controlling growth and maintaining low density development
- b) Providing a variety of housing opportunities and life styles including differing socioeconomic types.

The proposed zoning will provide for a variety of housing opportunities while still maintaining lower density development as required outside of the Village Center.

Zoning and Land Use Policies

Policy 2: The City and County shall stabilize residential zoning and land uses in the North Valley area.

- g. Where appropriate, according to this plan or more detailed plans, encourage and support efforts to rezone properties to their present use or for residential uses.

This request is to rezone subject property to its present residential use.

Housing

Policy 1: The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will protect and increase the stock of affordable housing while bringing its residential use into conformance with the Zoning Code.

Policy 4: The County and City shall remove disincentives, provide incentives, and/or require housing development which meets the cluster housing principals of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity.

This request, if granted, would provide new housing at appropriate densities as outlined in rank II and III plan policy.

Village Centers

12th and Griegos is identified as a village center on page 135 of this plan.

Los Griegos Neighborhood Development Plan (Rank III)

The Los Griegos Neighborhood Development Plan was first adopted in 1977, revised in 1987, and amended by City Council in 1992. The approximate boundaries of the Plan are Rio Grande Boulevard on the west, Burlington Northern and Santa Fe Railroad on the east, Delamar Avenue on the north, and Cherokee Road and San Clemente Avenue on the south. Specific boundaries are shown on page 2 in the Plan. It sets forth goals and policies regarding land use.

Plan Purposes

A. General

The New Mexico Community Development Law and this plan have as their principal goals the conservation and renewal of neighborhoods and the improvement of living conditions of low and moderate income families. In addition, the Policies Plan of the Albuquerque/Bernalillo County Comprehensive Plan has as its goal for urban areas “a quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and lifestyles while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community.” The first policy adopted to attain this goal states “Redevelopment and rehabilitation of older neighborhoods should be continued and expanded.” The general purpose of this plan is to reach these objectives in Los Griegos while maintaining the present semi-rural character of the area and improving basic public facilities and services.

B. Specific

To achieve these goals, the following long-term objectives should be achieved in Los Griegos:

- 1) Elimination of blight and prevention of blighting influences.

The requested zone will allow for a rehabilitation of the vacant property.

- 3) Conservation, improvement, and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code Standards.

The requested zone will allow for improvement and expansion of affordable housing.

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

This Resolution outlines policies and requirements for deciding zone map change applications. 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.

The applicant has addressed each of the policies A-J as indicated in *italics* below. Staff's analysis is in ***bold italics*** following the applicant's justification.

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

The proposed affordable rentals will contribute to the general welfare by accommodating singles or parents seeking housing convenient to work, activity centers and schools.

The proposed zone change to R-2 is consistent with the health, safety, morals and general welfare of the City as it will facilitate redevelopment of a vacant site as well as providing a transition from an activity center to lower density residential.

- 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 land will continue to be used for housing while making use of a large lot which is not fully utilized with the present configuration of structures.

There are two dwelling units on the subject site which makes its use non-conforming. The requested zone will bring the use into conformance with the Zoning Code, therefore adding to the area's stability.

- 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.

See below.

The applicant has cited a number of applicable goals and policies of the Comprehensive Plan, as well as the North Valley Area Plan and the Los Griegos Neighborhood Development Plan. Staff agrees with the applicant's analysis and believes that sufficient justification has been provided. All of the policies cited by the applicant are furthered by the zone change request.

- 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 meets 2 (changed neighborhood/community conditions) as the large lots in this area are gradually being developed with townhouses or, as in the lot immediately to the north, with small apartment complexes. See below for compliance with 3 – requested change is more advantageous.

Actually, the use category most advantageous to the community would be R-T as it would provide the most logical succession of zone categories leading to R-1. The Activity Center is zoned C-1; adjacent to the South is zoned R-2; subject property (to smooth transition) should be zoned R-T; and, adjacent to the South is zoned R-1.

- 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 applicant claims that none of the permissive uses in the R-2 zone would be harmful to adjacent, the neighborhood or the community.

- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The applicant will fund any associated infrastructure improvements.

- 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 apartment now standing vacant was grandfathered in at the time zoning went into effect. In order to replace it, the lot must be rezoned.

The applicant stated that neither the cost of land nor other economic considerations are the determining factor for this zone change request. Applicant requests the change so the current use will comply with the Zoning Code.

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

12th Street is a Collector Street. The location on a Collector Street is not the determining factor for the 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.”

This request will not create a spot zone. R-2 zoning is adjacent to the site (to the north).

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.”

This request does not constitute a strip zone.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Agency comments are provided at the end of this staff report. No major concerns have been expressed by the agencies.

NEIGHBORHOOD/PUBLIC CONCERNS

The Los Griegos Neighborhood Association was notified of this request. A facilitated meeting was held on June 26, 2008. A copy of the facilitated meeting report is attached.

Neighbors fear that allowing an increase in density from R-1 to R-2 will negatively impact quality of life, property values, and set precedence for properties to the South and across the street from subject property.

The neighborhood association is not in favor of the zone change.

CONCLUSIONS

This is a request for a zone map amendment from R-1 to R-2 for lot 46, Rossiter Addition. The site is approximately .48 acre and lies between Belrose Avenue NW and Griegos Road NW.

Zone change is requested to facilitate replacement of existing apartment and future addition of another apartment or duplex in addition to bringing the use into conformance with the zoning code.

The applicant has adequately justified the zone per the requirements of R-270-1980. Applicant’s justifications are also based on applicable policies found in the Comprehensive Plan, the North Valley Area Plan, and the Los Griegos Neighborhood Development Plan.

There is, however, neighborhood opposition to a zone change from R-1 to R-2. Staff recommends deferral of 30 days to investigate an R-T designation.

FINDINGS - 08EPC 40057, July 17, 2008

1. This is a request for a zone map amendment from R-1 to R-2 for approximately .48 acre located on 12th Street NW between Griegos and Bellrose Avenue.
2. Subject site is in the Central Urban Area and the Established Urban Area of the Comprehensive Plan, and within the boundaries of the North Valley Area Plan and the Los Griegos Neighborhood Development Plan.

3. The site contains a large single-family home and a secondary dwelling unit. The secondary unit is a legally nonconforming use since it was developed prior to the establishment of zoning.
4. The proposed zone change furthers a preponderance of applicable goals and policies of the Comprehensive Plan.
 - a) **Housing Section II.D.5, policies a, b, c and d.** This request is to allow renovation of the property. The rezoning will not displace low income households but would provide additional affordable housing. The rezoning would allow an increase in residential density that will increase standard housing opportunity and provide opportunity for rentals made available for all persons.
 - b) **Developing and Established Urban Area Section II.B.5, policies a, d, h and o.** This request was made so that redevelopment and rehabilitation could occur while respecting the integrity of the neighborhood. 12th and Griegos is a designated Village Center. The transition from Village Center Commercial Zoning to lower density residential is maintained and density patterns/land uses are consistent with the policies regarding zone categories close to Village Centers. Subject property provides excellent access to Griegos, 4th Street and Rio Grande.
 - c) **Community Identity and Urban Design Section II.C.9, policies a, and b.** This request for zone change respects the North Valley Community Area and its designation of 12th and Griegos as a Village Center as well as transition requirements to lower density residential. This request will conform to regulations governing: the natural and built environment; and preservation of local history, culture and traditions.
 - d) **Activity Centers Section II.B.7, policies b, and h.** This request is for residential zoning that serves as a transition to lower density residential.
5. The proposed zone change furthers the goals and policies of the North Valley Area Plan by providing for a variety of housing opportunities while still maintaining lower density development as required outside of the Village Center.
 - a) **Zoning and Land Use, policy 2g.** This request is to rezone subject property to its present residential use. This policy states, "...encourage and support efforts to rezone properties to their present use or for residential uses."
 - b) **Housing, policies 1, and 4.** The proposed zoning will protect and increase the stock of affordable housing while bringing its residential use into conformance with the Zoning Code. This proposed change would provide new housing at appropriate densities as outlined in rank II and III plan policy.

6. The proposed zone change furthers the goals of the Los Griegos Neighborhood Development Plan by sharing the principal goals of conservation and renewal of neighborhoods and the improvement of living conditions of low and moderate income families.

a) **Specific objectives 1, and 3.** The requested zone will allow for: rehabilitation of vacant property; and, improvement and expansion of affordable housing.

7) The applicant provided an adequate justification for the zone change by addressing Sections A-J of Resolution 270-1980.

- A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the city as it facilitates redevelopment of a vacant site as well as provides a transition from an activity center to lower density residential.
- B. The applicant has provided a sound justification for the zone change and convincing reasons why it would not destabilize land use and zoning in the Rossiter Addition. There is an established pattern of higher density in the Activity Center at 12th and Griegos to a lower density residential. In addition, there are two dwelling units on the subject site which makes its use non-conforming. The requested zone will bring the use into conformance with the Zoning Code, therefore adding to the area's stability.
- C. The applicant has cited a number of applicable goals and policies of the Comprehensive Plan, as well as the North Valley Area Plan and the Los Griegos Neighborhood Development Plan. Justification has been provided. All of the policies cited by the applicant are furthered by the zone change and the zone change is not in conflict with the goals or policies.
- D. The applicant has demonstrated that under D.3 that the proposed zone change is more advantageous to the community than the existing zoning, as articulated in the Comprehensive Plan policies, because it promotes infill development and the redevelopment of an older neighborhood. It is consistent with the pattern of zoning and densities envisaged for transitional areas close to Activity Centers.
- 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 applicant claims that none of the permissive uses in the R-2 zone would be harmful to adjacent, the neighborhood or the community.
- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the city may be:
 - 1. Denied due to lack of capital funds; or
 - 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The applicant will fund any associated infrastructure improvements.

- 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 apartment now standing vacant was grandfathered in at the time zoning went into effect. In order to replace it, the lot must be rezoned.

The applicant stated that neither the cost of land nor other economic considerations are the determining factor for this zone change request. Applicant requests the change so the current use will comply with the Zoning Code.

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

12th Street is a Collector Street. The location on a Collector Street is not the determining factor for the 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."

This request will not create a spot zone. R-2 zoning is adjacent to the site (to the north).

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning."

8. Community building is a necessary step in economic development wherein residents and businesses communicate and structure mutually beneficial exchanges (including site development).

9. There was a request in 1977 to change the zone on subject property from R-1 to R-2. Denial was recommended.

10. The subject site contains two residential dwelling units which is a non-conforming use. The request to rezone the site from R-1 to R-2 will bring the site into conformance.

RECOMMENDATION - 08EPC 40057, July 17, 2008

DEFERRAL of 08EPC 40057, a request for zone map amendment from R-1 to R-2 for lot 46, Rossiter Addition, based on the preceding Findings and subject to the following Conditions of Approval.

***Lorena Patten-Quintana
Planner***

cc: Beatrix Lopez, 516 Fruit Ave. NE, Albuquerque, NM 87105
Ida Kelly, Los Griegos NA, 1922 Griegos Rd. NW, Albuquerque, NM 87107
Joan McDougal, Los Griegos NA, 4020 Grande Dr. NW, Albuquerque, NM 87107
David Johnson, 4621 11th St. NW, Albuquerque, NM 87107

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

No comments received.

Office of Neighborhood Coordination

Los Griegos NA (R)

6/9/08 – Recommended for Facilitation – siw

6/11/08 – Assigned to Diane Grover - siw

Advanced Planning

No comments received.

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- Reviewed, no comments.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no objection to the zone change request.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, DMD and NMDOT:

- a. None.

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

City Forester

No adverse comments

POLICE DEPARTMENT/Planning

Gerald Cline VA Substation

No Crime prevention or CPTED comments at this time concerning the proposed amendment to the zone map.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No adverse comments.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE PUBLIC SCHOOLS

This request will impact MacArthur Elementary School, Garfield Middle School, and Valley High School. MacArthur Elementary School is nearing capacity; Garfield Middle School and Valley High School have excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
303	MacArthur	241	256	15
410	Garfield	393	456	63
560	Valley	1,684	2,200	516

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date.