

Nor Este Neighborhood Association General Meeting

Tuesday, March 06, 2018
7:00 pm
North Domingo Baca Multigenerational Center

Agenda

- I. Community Discussion on Alameda and Barstow Development issues hosted by NENA
 - a. Introductions – Bob Smith, President NENA
 - b. Crash course in terminology – Jim Griffee, NENA Development Committee member
 - c. Introduction of concerns raised by PA# 17-106 (attached below) - John Ingram, member NENA
 - d. Floor open for community discussion
 - e. Wrap-up to include a review of action items – Bob Smith

Short break to allow guest not staying for the business proportion of NENA meeting to exit and to run the membership roster around.

- II. NENA General Membership Meeting, Call to Order
- III. Quorum Check
- IV. Review and Approval of the agenda
- V. Approval of Feb 6th Board Meeting Minutes
- VI. NENA Officer Reports
 - a. Secretary's Report
 - b. Treasurer's Report

c. President's Report

VII. Committee Reports

a. Round Table

VIII. Old/Unfinished Business

a. NENA's position on Alameda and Barstow development
deferred from the January Board Meeting.

IX. New Business

a. Brainstorm membership drive(s)

X. Calendar

a. ONC's Neighborhood 101 Training- March 8th 6PM NDBMC

b. NENA Board Meeting – May 1st 7PM NDBMC

XI. Adjournment

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

PA#: <u>17-106</u>	Received By: <u>MSV</u> <small>Official Use only</small>	Date: <u>7/27/17</u>
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Applicant Name: Dragonfly Development and Interfirst Properties Phone#: _____ Email: phillindborg@comcast.net

APPOINTMENT DATE & TIME: August 1, 2017 at 2:30 pm

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.
Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

We would like to discuss the proposed development of Townhomes and Apartments on the subject property.

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 3.4 acres Existing Zoning: SU-2 for C-1 Uses Proposed Zoning: Same.

Previous zone change or site plan approval case number(s) for this site: _____

Applicable Area or Sector Plans: Vineyard Sector Plan

Residential: Type and No. of Units Proposed: Potentially 14 Townhomes and 91 Apartment Units

Commercial: Estimated building square footage: NA No. of Employees: NA

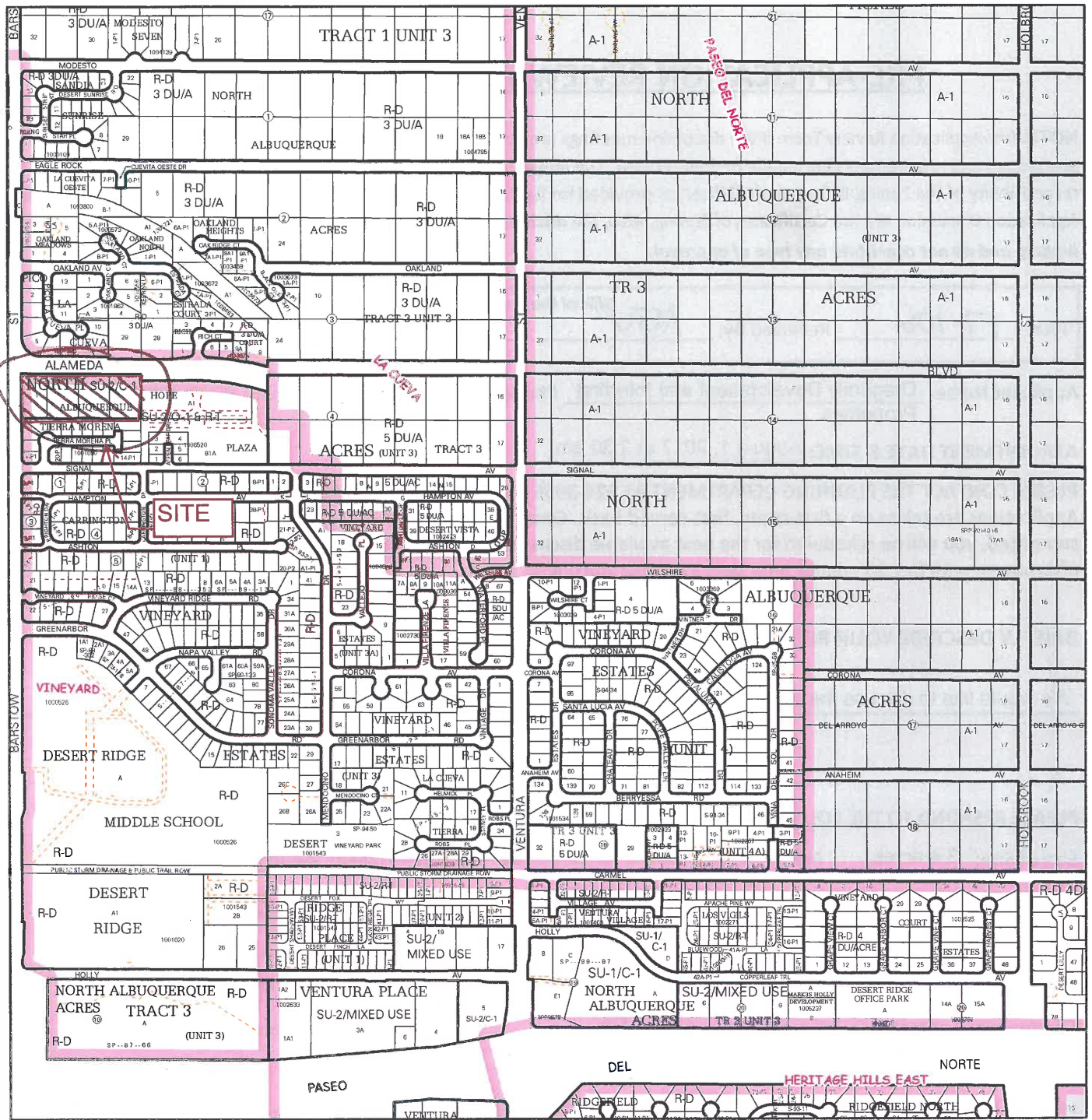
LOCATION OF REQUEST:

Physical Address: Southeast corner of Alameda and Barstow Zone Atlas Page (Please identify the subject site on the map and attach) C-20

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

(Please be specific so our staff can do the appropriate research)

Vineyard Sector Plan requires that all Site Plans obtain EPC Approval. We would like to discuss the feasibility of developing the site for Townhomes and Apartments.



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-20-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-106 Date: 8.1.2017 Time: 2:30 PM

Address: SEC ALAMEDA + BARSTON

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Code Enforcement: Ben McIntosh Other: VINCE MONTANO
Fire Marshall: Antonio Chinchilla Eric Gonzales
Transportation: MANFA KINAWIP

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment SECRET PLAN EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU.2/C.1

Proposed Use/Zone: _____

Applicable Plans: VINEYARD SDP

Applicable Design Regulations: "

Previously approved site plans/project #s: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

(OFFICE + COMMERCIAL)

- PLAN (VINEYARD) STATES THAT THE ZONING OF THIS

PROPERTY IS A BUFFER THE LOWER RESIDENTIAL ZONED PROPERTIES. (Pg 4.7)

- LOOK AT 1001090 - TO THE SOUTH. SU.2 O-1/P.T.

- NO SU.1 IN SECTOR PLAN BDRY. -

- EXISTING C.1 - RESIDENTIAL USE @ 20 (14.16.2.16(A)(7))

? 14.16.2.16(A)(7)(e)3. says 30/net acre

No mention of 14.16.2.16(A)(7)(b) Regarding on transit cor. or in activity centers.

*****Please Note:** PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

- MORE RESTRICTIVE DESIGN STDS. LA CUEVA SDP + ZC
BUT MUST INCLUDE
- SITE DEV. PLAN - THRU EPC. BOTH BVT
- PROPOSING MULTIFAMILY (APTS.) - 91 UNITS. IF CONFLICT.
> RESTRICTIVE.
- MAX. SETBACKS @ C.1
- STREET IMPROVEMENTS? ALAMEDA - PLANS? DRB. ^{TALK TO} ~~REQUELM.~~
BARSTON. NIDENING - YES.

- C.1 HOUSES ARE NOT ALLOWED (14.16.2.16 (A)(7)(C))
- PROPOSING - APTS OR TH LAYOUT.
- CHECK W/ FIRE MARSHALL ABOUT ST. LAYOUT FOR TH.

Cram course in zoning terminology and concepts.

The author has intentionally omitted any interpretation of the zoning codes or speculation about their implications specific to the property on the SE corner of Alameda and Barstow preferring instead to bring these up at the NENA meeting after briefing the concepts and terminology captured herein.

The properties on the SE corner of Alameda and Barstow are currently zoned SU-2 C-1 and will be converted to MX-L when the IDO becomes effective.

SU-2 "Special Neighborhood Zone" gives a Sector Development Plans (SDP) some authority to restrict or otherwise modify the straight zoning code(s) that follow it. It also requires Environmental Planning Commission (EPC) approval of the developer's Site Plan (SP). The Site Plans provide detailed drawings for the layout of the development's structures, roads, drainage, utilities, landscape, etc. SU-2 is defined on page 2-99 of the [current zoning ordinance](#).

For each zoning code, the zoning ordinance identifies "permissive uses" and "conditional uses". A proposal to develop a conditional use on a site always requires additional hearings and approvals. A developer wanting to develop a permissive use on a site that is straight zoned (i.e. not zoned SU-2) would go straight to the Design Review Board (DRB) and/or permitting but when zoned SU-2, the application must go through the EPC hearing and approval process. Any request for a zone map amendment (more commonly called zone change request) has to be heard and approved by the EPC.

While C-1 "Neighborhood Commercial" permissive and conditional uses are primarily retail and service oriented commercial uses, if certain conditions exist and if not expressly disallowed by the controlling SDP in an SU-2 zone, a multi-family residential development is allowed, provided the proposal is consistent with the standards and development densities set forth in the code. See paragraphs 14-16-2-16(A)(7) (page 2-49) and 14-16-2-16(B)(7) (page 2-58) of the [current zoning ordinance](#) for the permissive and conditional residential uses respectively.

Sector Development Plans (SDP) are City Council approved sub tier plans that refine the overarching Albuquerque/Bernalillo County Comprehensive Plan (aka [Comp Plan](#)) for sectors within the city. [Note: An [Updated Comp Plan](#) was adopted in 2017 but it did not carry forward or it modified some of the community planning concepts referenced in the SDPs.] An SDP help assure that development in a sector will proceed in a controlled manner to achieve the goals and attributes negotiated between the residences, businesses and property owners within and in some cases adjacent to the sector. The property on the SE corner of Alameda and Barstow is within the boundary of the [Vineyard SDP](#) and the Vineyard SDP requires the properties on Alameda be developed per the standards set forth in the [La Cueva SDP](#). Further, the La Cueva SDP identifies these properties to be within an area designated as a "Neighborhood Activity Center" as defined on page I-30 of the old [Comp Plan](#).

The [Integrated Development Ordinance](#) (IDO) will supplant the current zoning ordinance and all Sector Development Plans when it becomes effective on May 17th this year. Any application submitted by a developer after that date will be governed by the IDO. All applications in work prior to that date will continue to be governed by the current zoning ordinance. The conversion from current zone codes to IDO zone codes is driven by a set of rules adopted by City Council. The conversion rules for SU-2 are specific to each Sector Development Plan. The conversion for Vineyard SU-2 C-1 is MX-L (Mixed Used Low Intensity). The MX-L zone code includes both commercial and residential permissive and conditional uses. See page 23 of the IDO. [NOTE: Viewing the IDO is best done on a computer since this very large document can be navigated by clicking on links within the document. For example, clicking on the paragraph number for Allowable Uses in Table 2-4-4 on page 23 will take the reader to the section of the document that identifies the permissive (P) and conditional (C) uses.]

Unlike the current zoning ordinance, the IDO does not identify maximum development densities (e.g. 30 du/ac or 30 development units per acre). Instead, it indirectly limits development densities by setting development height restrictions and identifying what portion of a site must be set aside for open space, landscaping, setbacks and, a new concept, neighborhood edges. This makes it difficult to compare old zoning districts to the new zoning districts if development densities are a concern.

The Environmental Planning Commission (EPC) is a body of 9 commissioners, one from each City Council District. The commissioners are appointed by the Mayor from candidates put forth by the district's Councilor. The EPC will be the public hearing and decision authority for an SU-2 C-1 Site Plan and for any zone change request. These public hearings are a "Quasi-Judicial" process. The following entities have "automatic standing" in an EPC hearing: Owners of property abutting (i.e. share a property line), adjoining (i.e. across the street from) or within 100 feet and the neighborhood associations which include the property in question and which is adjacent to (i.e. across the street from) that property. [EPC Summary of Schedule and Process](#) provides more information about the EPC including application and submission deadlines. Both the current zoning ordinance and IDO have appeal processes that go all the way up to City Council.