

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

December 15, 2017

Western Albuquerque Land Holdings  
c/o Garrett Develop. Corp.  
6900 E. Camelback Road #607  
Scottsdale, AZ 85251

**Project# 1000599**  
17EPC-40063 Master Plan/Sector Development Plan Amendment

### LEGAL DESCRIPTION:

The above action for the Westland Master Plan and Western Albuquerque Land Holdings Sector Plan (Westland Master Plan Appendix A) to include Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant.

Staff Planner: Michael Vos

PO Box 1293  
On December 14, 2017 the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL to City Council for Project 1000599/17EPC-40063, a Master Plan/Sector Development Plan Amendment, based on the following Findings:

Albuquerque

### FINDINGS:

NM 87103

www.cabq.gov

1. This is a request for text amendments to the zoning regulations found within the Westland Master Plan and the Western Albuquerque Land Holdings (WAHL) Sector Plan (Appendix A of the Master Plan).
2. Approval of this request will move City SU-2 zoning regulations out of the Master Plan and into the Sector Plan and, in doing so, clean up contradictions and delete unneeded language to make the regulations clearer and more understandable.
3. As Bernalillo County has adopted their own Sector Plan for the Westland properties located outside of the City limits, references to County zones are deleted.
4. To ensure consistency of the regulations once the IDO becomes effective and the Westland area converts to PC Planned Community zoning, permissive and conditional uses will be moved into a use table as part of the WAHL Sector Plan.
5. The request will add hospital as a permissive use within the SU-2 for Town Center zone district with an allowable height of 110 feet and make minor changes to other uses via the proposed use table such as allowing electric utility facilities in all zone districts. These minor changes are consistent with the exceptions and limitations already imposed by the plan's existing regulations.
6. The applicant has submitted the proposed revisions as both redline and clean versions of the plan that show the complete details of the request.
7. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Northwest

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Mesa Escarpment Plan, Westland Master Plan, Western Albuquerque Land Holdings Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The subject site is within the Area of Change and Area of Consistency of the Comprehensive Plan and includes a designated Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

**Goal 5.1 Centers and Corridors:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

**Policy 5.1.1 Desired Growth:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The Westland plan area includes the designated Westland Activity Center. The request furthers Goal 5.1 and Policy 5.1.1 because allowing an additional hospital use in the Town Center will provide jobs and stimulate growth within a designated Center.

**Policy 5.1.2 Development Areas:** Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The amended Westland Master Plan and Sector Plan furthers Policy 5.1.2 by allowing for more intense growth in a designated Center that is considered an Area of Change while keeping in place the existing regulations for areas designated Area of Consistency.

**Policy 5.1.6 Activity Centers:** Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The change to allow a hospital in a designated Activity Center will provide additional services to nearby residents, thus furthering Policy 5.1.2.

**Policy 5.2.1 Land Uses:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

The proposed addition of a hospital use and other changes to the Westland Plan furthers Policy 5.2.1 because a new hospital and related development in the area would bring new goods and services to many West Side neighborhoods, thus reducing cross-river trips. Allowing for a greater mix of residential and commercial uses will create jobs and offer greater choice of work areas, transportation, and lifestyles not currently available in the area.

**Goal 5.4: Jobs-Housing Balance:** Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

**Policy 5.4.2 West Side Jobs:** Foster employment opportunities on the West Side.

The request furthers Goal 5.4 and Policy 5.4.2 by allowing for a new hospital use that will

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create additional jobs west of the Rio Grande.

**Policy 5.6.2** Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The Town Center area, where the new hospital use will be permitted, is an Area of Change, so the request furthers Policy 5.6.2 by allowing for more intense development and creating jobs in a place appropriate for such changes.

**Policy 7.3.2** Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

b) Encourage development and site design that incorporates CPTED principles.

e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The proposed amendments to the Westland Master Plan and Sector Plan do not change the architectural design guidelines of the Master Plan, which will result in a distinct character and high quality of development, so the request furthers Policy 7.3.2.

**Policy 7.5.1** Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Any development within the Westland plan area is subject to the plant palette from the Master Plan, which was formulated specifically with the high desert climate in mind, so the request furthers Policy 7.5.1.

**Policy 8.1.2** Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

a) Maximize opportunities for economic development that furthers social, cultural, and environmental goals.

c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

Approval of this request is an important step for the potential development of a future hospital that will have large positive economic impacts, so the request furthers Policy 8.1.2.

9. The request is within the Westland North Community of the West Side Strategic Plan. The request is in general compliance with the following applicable goals and policies of the West Side Strategic Plan:

**Plan Objective 1:** Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

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The request to amend the Westland Master Plan and Sector Plan will allow for a new hospital use that will provide opportunities for large-scale employment on the West Side, thus furthering Plan Objective 1 of the West Side Strategic Plan.

Policy 3.59: The Westland North Community is included in City of Albuquerque territory. Annexation signals intent that it develop with urban-style development and densities. This area is a prime area for the expansion of future urban levels of development.

The request furthers Policy 3.59 by allowing for urban-style development of a hospital use up to 110 feet in height.

Policy 3.90: The City of Albuquerque and other economic development entities shall explore with the property owners developing a high quality office/industrial park or parks in the eastern portion of the Westland North Community. Development in this park should emphasize higher density office buildings and avoid lower cost warehouse facilities. Such development shall protect the visual and physical features of the Atrisco Terrace and the Petroglyph National Monument including the preservation of the view area of the Monument as specified in the Northwest Mesa Escarpment Plan. This protection shall be accomplished through the development and strict enforcement of design guidelines, open space dedications, and, if necessary, low density residential development.

The request furthers Policy 3.90 because the requested hospital use and additional height is limited to the SU-2 for Town Center zone and will provide for a higher intensity type of development than warehousing in the plan area. Existing design guidelines will remain and residential uses are left adjacent to Petroglyph National Monument to preserve and protect the volcanic escarpment.

10. A portion of the Westland Master Plan and Sector Plan is within the Northwest Mesa Escarpment Plan (NWMEP) Impact and View Areas. However, the area of Westland with SU-2 for Town Center zoning is not located within the NWMEP, so the additional hospital use and associated increase in height will not affect the escarpment face. Other proposed changes to update exhibits and relocate text does not change the allowable height or other development guidelines for those properties within the Impact or View areas, thus the request to amend the Westland Master Plan and Sector Plan is consistent with the NWMEP.
11. The applicant has justified the request to amend the Master Plan and Sector Plan to allow for an additional hospital use pursuant to *R-270-1980* as follows:
  - A. The policies cited by the applicant in their updated December 5, 2017 justification letter and analyzed in Findings 8-10 demonstrate that the request is consistent with the health, safety, morals, and general welfare of the city.
  - B. Stability of land use and zoning is maintained because the requested amendment does not affect the locations of any of the SU-2 zones from the Westland Master Plan or Sector Plan. The allowance for a new hospital use is limited to the Town Center, an appropriate location for such a use and any additional height is limited to that singular use and not others.
  - C. The proposed amendment is not in conflict with, but rather furthers the goals and policies of, the Comprehensive Plan and the West Side Strategic Plan as shown in the policy analysis of this staff report. The proposed amendment is also consistent with the

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**Northwest Mesa Escarpment Plan.**

- D. The existing zoning is inappropriate because the requested change is more advantageous to the community, as articulated by the Comprehensive Plan and West Side Strategic Plan as outlined by the policy analysis in Findings 8-10 by contributing to a mix of uses within an Activity Center, bringing additional jobs to the West Side, and facilitating urban-style development in the Westland area. The text amendment will allow for a hospital use, as requested, and changed community conditions warrant an amendment to allow such a use because the existing zoning is inappropriate for the intended hospital use. Changed conditions include adoption of a Tax Increment Development District for development of the Town Center to potentially include a hospital, as well as significant increases in population on the West Side and the Southwest Mesa in particular, which would greatly benefit from closer healthcare options.
  - E. The requested amendment makes only minor modifications to allowable uses in a new use table with the major change being allowance of a hospital and a related increase in height for that use. As this use is limited to the Town Center zone, which anticipates urban-style development and a broad mix of commercial and multi-family uses the proposed changes will not be harmful to the adjacent property owners, neighborhood, or community.
  - F. The requested amendment to the text of the Master Plan and Sector Plan does not impact infrastructure and will not result in any unprogrammed capital expenditures by the City. Individual developers will need to install the required infrastructure for projects through the normal development process.
  - G. Economic considerations are not the determining factor for this zone changes as shown by the applicant's justification letter and the analysis of all other policies. The request for an amendment to the Westland plans is more advantageous to the community as articulated by the Comprehensive Plan.
  - H. The proposed amendments are not relocating any specific zone category and the location of these zones in relation to existing or proposed streets is not the sole justification for the request.
  - I. The request is not amending the zoning designation of any properties, so no spot zoning will occur.
  - J. The request is not amending the zoning designation of any properties, so no strip zoning will occur.
12. The Laurelwood, Tres Volcanes, Las Lomitas, and Parkway Neighborhood Associations, The Manors at Mirehaven Community Association, and Westside Coalition of Neighborhood Associations were notified of this request, as well as property owners within 100 feet of the Sector Plan boundary. There is no known neighborhood opposition to this request.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 29, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City

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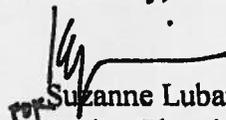
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Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

Sincerely,

  
Suzanne Lubar  
Acting Planning Director

SL/MV

cc: Western Albuquerque Land Holdings, Garrett Development Corp, 6900 E. Camelback Road #607, Scottsdale, AZ 85251  
Consensus Planning Inc, 302 8<sup>th</sup> St. NW, ABQ, NM 87102  
Laurelwood NA, Greg Duran, 7525 Maplewood Dr. NW, ABQ, NM 87120  
Laurelwood NA, Aaron Rodriguez, 2015 Asperwood Dr. NW, ABQ, NM 87120  
Tres Volcanes NA, Donna Swanson 8620 Animas Pl. NW, ABQ, NM 87120  
Tres Volcanes NA, Sally Breeden, 8619 Animas Pl. NW, ABQ, NM 87120  
Las Lomas NA, Mario Gonzales, 8104 Corte Del Viento NW, ABQ, NM 87120  
Las Lomas NA, David Dkowan, 8116 Corte De Aguila NW, ABQ, NM 87120  
The Manors At Mirehaven Com. Assoc, Brandy Hetherington, 7850 Jefferson St NE, Suite 130, ABQ, NM 87109  
The Manors At Mirehaven Com. Assoc, Jod Wiloughby, 7850 Jefferson St NE, Suite 130, ABQ, NM 87109  
Parkway NA, Ruben Aleman, 8015 Fallbrook NW, ABQ, NM 87120  
Parkway NA, Mary Loughran, 8015 Fallbrook NW, ABQ, NM 87120  
Westside Coal. of NA's, Gerald Worrall, 1039 Pinatubo Pl NW, ABQ, NM 87120  
Westside Coal. of NA's, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87120  
Art Cordova, 2160 Airport, ABQ, NM 87106