



**Environmental  
Planning  
Commission**

**Agenda Number: 02  
Project Number: 1010484  
Case Number: 17EPC- 40015  
Hearing Date: July 13, 2017**

**Staff Report**

<b>Agent</b>	Tierra West, LLC
<b>Applicant</b>	Union Pension Trans Trust 93-2 NM
<b>Request</b>	<b>Zone Map Amendment</b>
<b>Legal Description</b>	Tract 9A 1B plat of Tracts 941A & 9A1B
<b>Location</b>	N Renaissance Blvd NE, between Chappell Dr. NE and Culture Dr. NE
<b>Size</b>	3.75 acres
<b>Existing Zoning</b>	SU-1 for IP uses
<b>Proposed Zoning</b>	SU-1 for IP uses and Hospital

**Staff Recommendation**

**APPROVAL of Project # 1010484  
Case # 17EPC-40015 based on the Findings included within this report**

**Staff Planner  
Maggie Gould**

**Summary of Analysis**

This is request to amend the existing SU-1 for IP Uses zone to add hospital as a permitted use. The applicant wishes to develop a psychiatric hospital on the site. The proposed zoning would allow the development of any kind of hospital.

The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans and policies because it will provide a needed service in a designated employment center that is centrally located within the city.

The North Valley Coalition and the District 4 Coalition were notified of the request. A facilitated meeting was not recommended or requested. Property owners with 100 feet of the site were also notified.

Staff has not received any comments as of this writing..

Staff recommends approval based on the findings in the staff report.



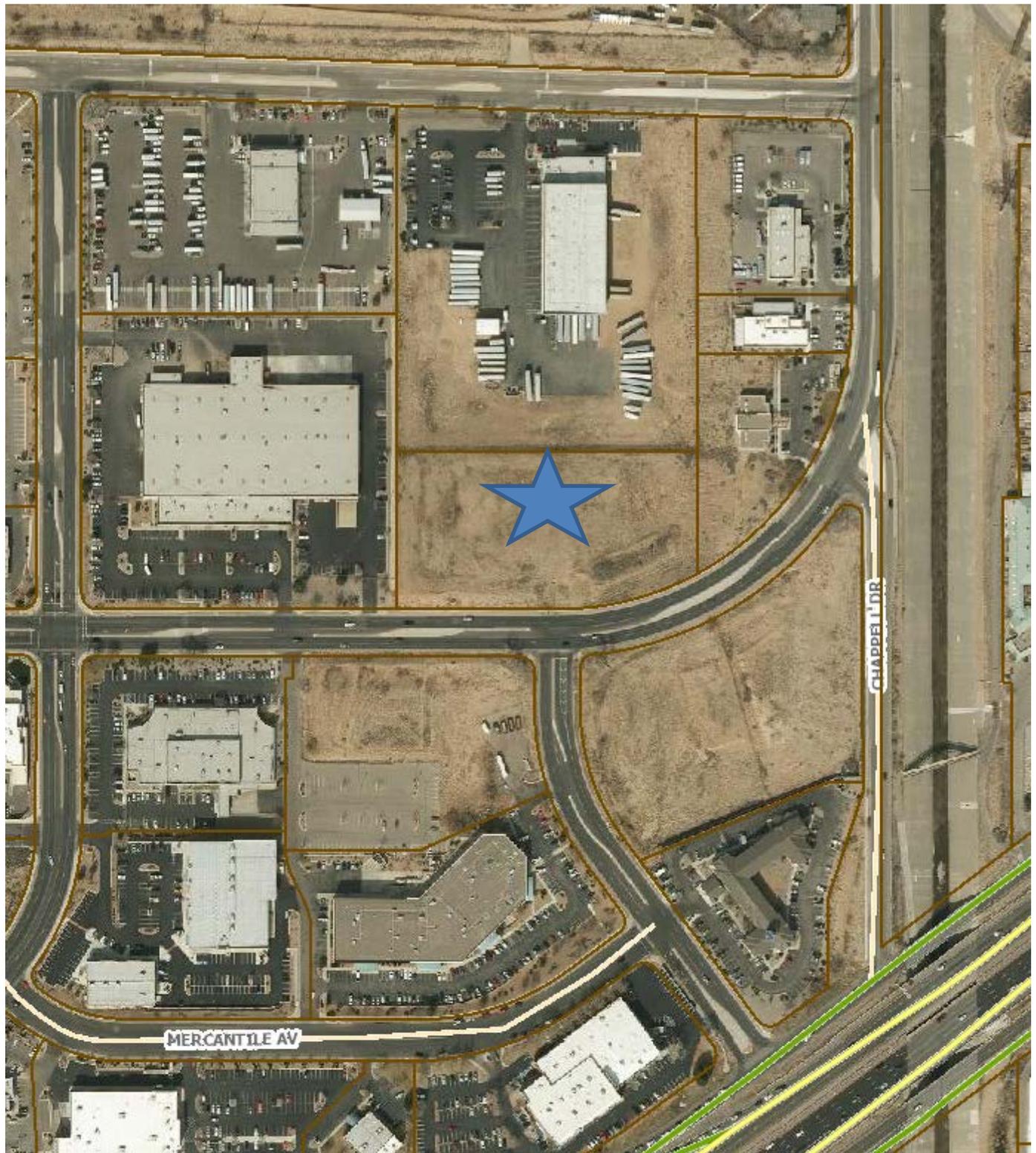


Image from CABQ AGIS 2016 aerial imagery

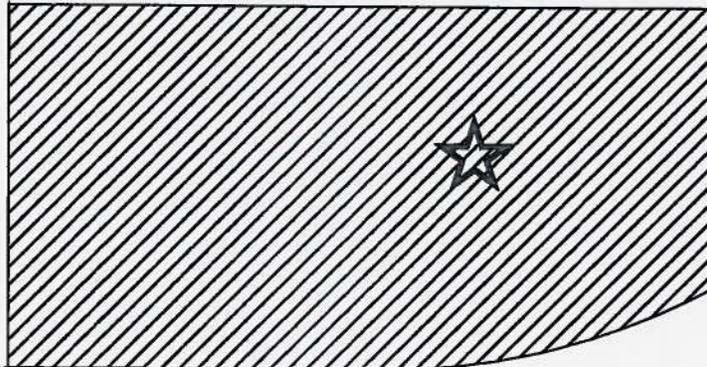


SV-97-18  
DRB-85-183  
DRB-97-88

DRB-96-495  
V-96-110

AA-97-30

DRB-98-310



RENAISSANCE BLVD

DRB-98-99

88

RB-98-17  
V-98-3

RB-85-183

DRB-98-99  
DRB-85-183

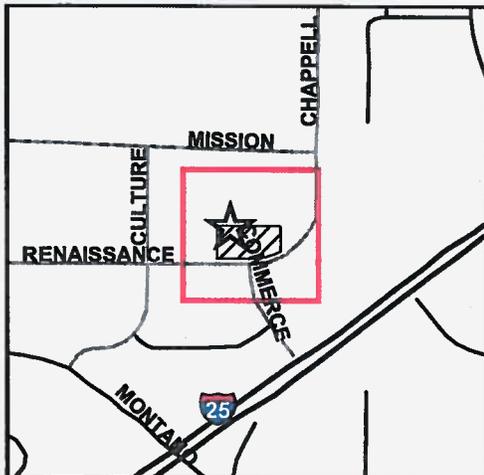
COMMERCE DR

SV-97-18

CHAPPELL DR  
V-96-110  
RB-97-494

### HISTORY MAP

Note: Grey shading indicates County.

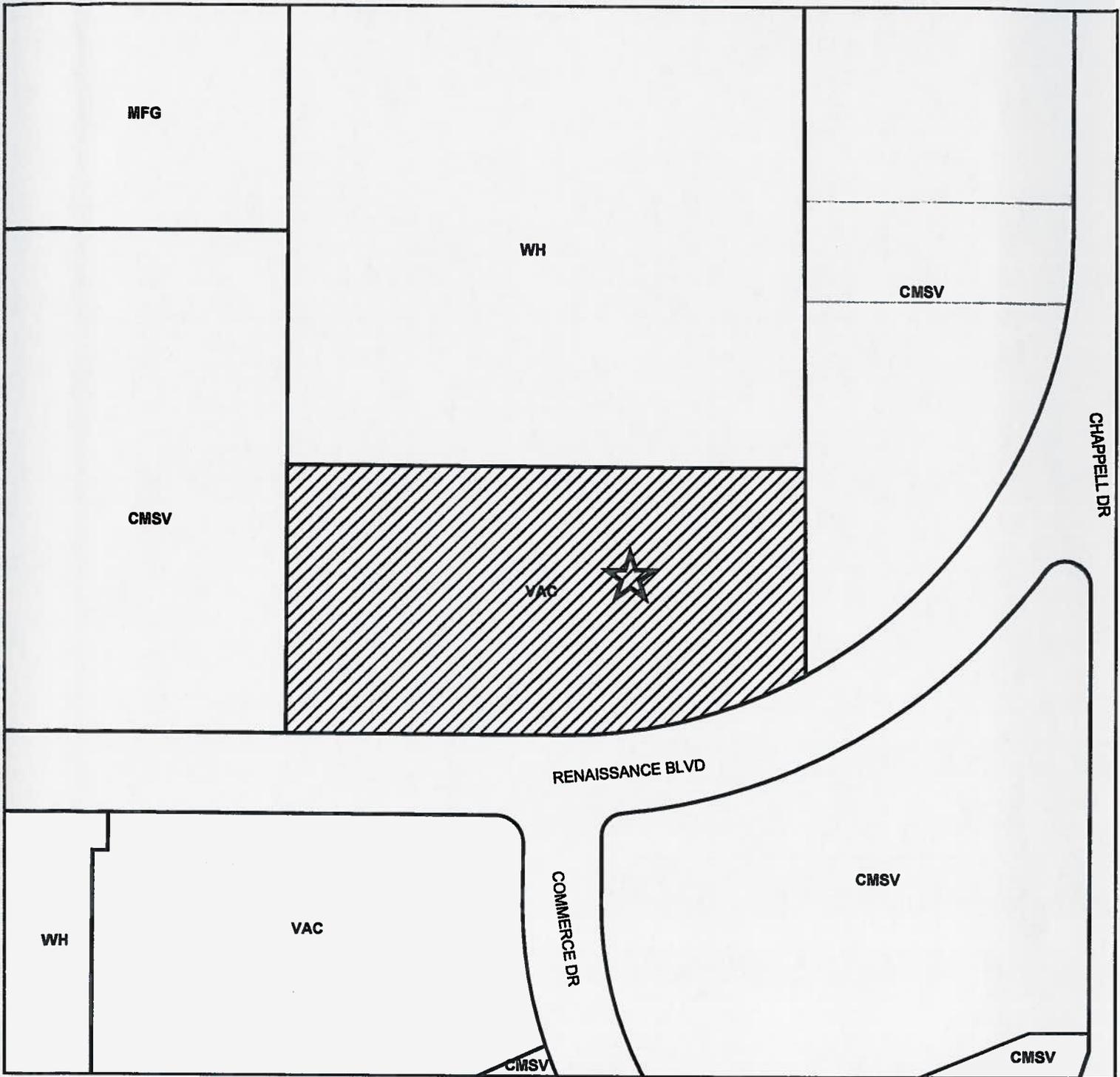


1 inch = 150 feet

Project Number:  
1010484

Hearing Date:  
07/13/2017

Zone Map Page: F-16  
Additional Case Numbers:  
17EPC-40015



## LAND USE MAP

Note: Grey shading indicates County.

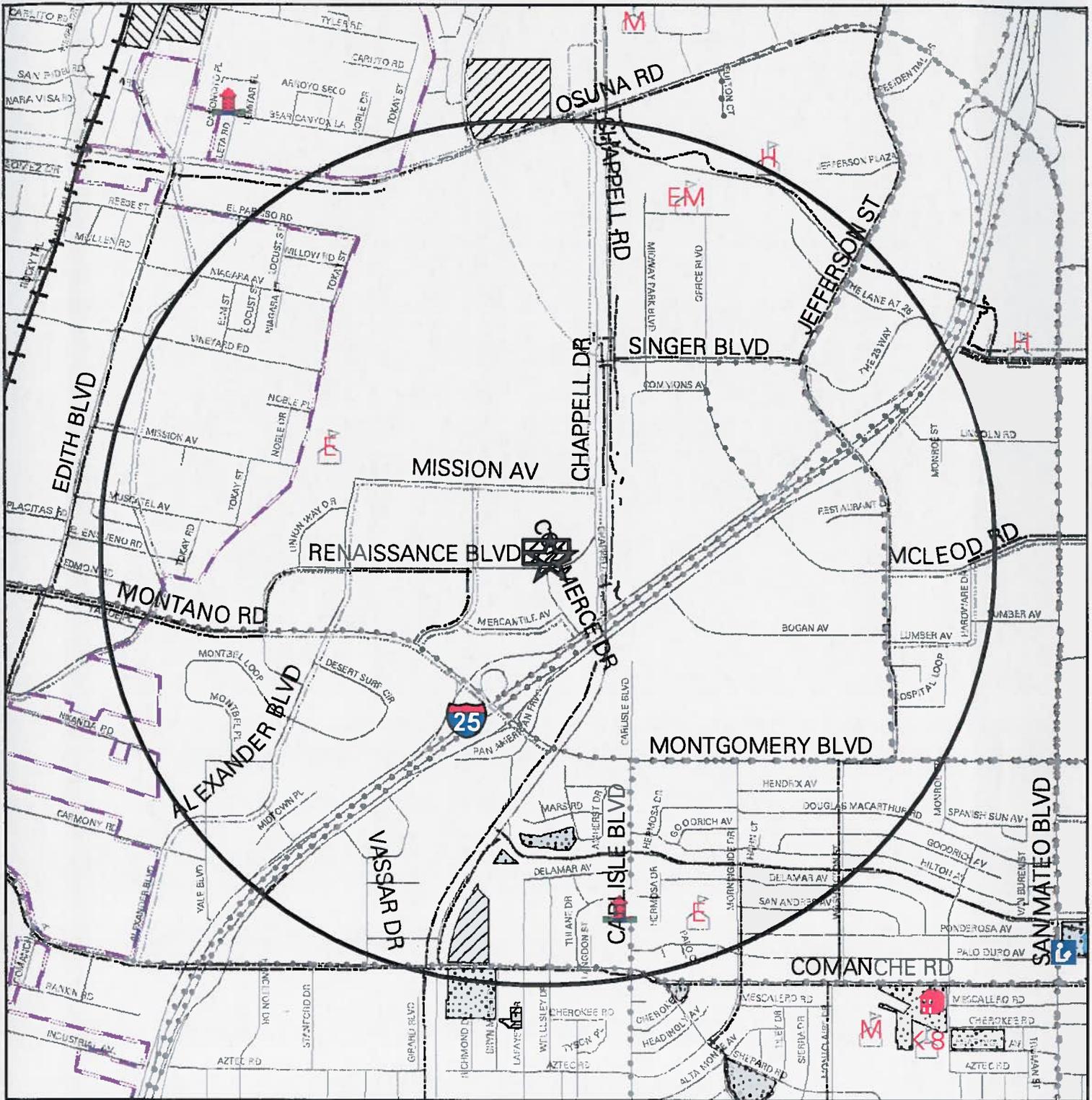
### KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 150 feet

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## Public Facilities Map with One-Mile Buffer

- |  |   |  |   |
|--|---|--|---|
|  COMMUNITY CENTER     |  FIRE        |  Public Schools           |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE      |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER        |  SHERIFF     |  ABQ Bike Facilities      |  Developed County Park       |
|  LIBRARY              |  SOLID WASTE |  ABQ Ride Routes          |  Undeveloped County Park     |
|  MUSEUM               |   |  Albuquerque City Limits  |  Developed City Park         |
|  |   |  |  Undeveloped City Park       |

Project Number: 1010484



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**I. INTRODUCTION**

**A. 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>	SU-1 for IP Uses	Area of Change, North Valley Area Plan, Renaissance Master Plan	Vacant
<b>North</b>	SU-1 for IP Uses	Same	Wholesale/Warehousing/ Industrial/Manufacturing
<b>South</b>	SU-1 for IP Uses	Same	Vacant/ Commercial Service
<b>East</b>	SU-1 for IP Uses	Same	Commercial Service
<b>West</b>	SU-1 for IP Uses	Same	Commercial Service

**B. Proposal**

The applicant proposes to change the zoning from SU-1 for IP uses to SU-1 for IP uses and Hospital to allow the development of a psychiatric hospital for a 3.75 acre site located within the Renaissance Center and Renaissance Blvd. between Culture Dr. Ne and Chappell Dr. NE. Hospital is specifically listed a use under the SU-1 zone, §14-16-2-22-(18), hospital for human beings provide that the traffic, noise or medical helipads will not have an adverse impact the neighborhood.

The proposed zone will maintain the existing IP uses and add hospital as an allowed use.

**C. EPC Role**

The Environmental Planning Commission (EPC) has the authority to hear and consider all Zone Map Amendment cases, including those associated with an SU-1 site within the City of Albuquerque pursuant to Zoning Code Sections 14-16-4-1 Amendment Procedure and 14-16-2-22 SU-1 Special Use Zone. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4 Appeal. This is a quasi-judicial matter.

Site Plans for Building Permit are reviewed and approved by the Renaissance Board and then go to the City’s Development Review Board prior to securing a building permit

***D. History/Background***

The subject site is part the Renaissance Master Plan. The area began to develop in the 1980 and is now nearly built out, with subject site and 3 lots remaining vacant.

***E. Context***

The Renaissance Center and surrounding area is developed with a mixture of commercial and industrial/warehouse uses. There is a shipping center to the west of the site, distribution center facility to the north and several large retail/warehouse facilities to the south. Medical office use and assisted living are also found in the area.

The proposed hospital use will compatible with existing uses because it will add to the mix of uses and be at similar scale and intensity as the surrounding uses.

***F. 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 LRRS designates Montañó Road as a Principal Arterial.

The LRRS designates Renaissance Blvd, Commerce Blvd. and Chappell Drive as Collector streets.

***G. Comprehensive Plan Corridor Designation***

The closest corridors to the subject site are Interstate 25 and Montano Road /Montgomery Boulevard.

Montano/ Montgomery is designated as a Major Transit Corridor anticipated to be served by high frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

I-25 is designated as a Commuter Corridor intended for higher speed and higher traffic volume with routes for people going across town. These corridors accommodate faster and longer trips for personal vehicles, commuter bus service and often bicycling.

Additionally, the site is located within a designated Employment Center.

***H. Trails/Bikeways***

The North Diversion Channel Trail is accessible about 1,000 feet south or north of the site.

Bike paths are proposed on Chappell Drive, Culture Drive, Alexander Boulevard and Mercantile Avenue.

***I. Transit***

The 157 Montañño Commuter route stops along Montañño Road, about .5 miles from the subject site.

***J. Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES***

***A. Albuquerque Comprehensive Zoning Code***

The SU-1 for IP uses zoning allows the permissive and conditional uses of the IP zone. These uses include adult amusement establishments, hospital for animals, library, museum, day care center, school, office, manufacturing, auto repair, banking, hotel wholesaling and warehouse. Conditional uses include retail sales, feed fuel sales and antenna and auto sales. §14-16-2-19(A)(9), IP zone specifically excludes hospital for human beings. Hospital is specifically listed a use under the SU-1 zone, §14-16-2-22-(18), hospital for human beings provide that the traffic, noise or medical helipads will not have an adverse impact the neighborhood

§14-16-2-19(H)(2), the IP zone , states that development in the IP zone must occur with an approved master development plan. The subject is part of the Renaissance Master Plan, this plan meets the requirements for development under the IP zone.

The Renaissance Master Plan prohibits some allowed uses in the SU-1 for IP uses zone, such as contractor’s yard, auto dismantling, truck terminal and drive-in theater.

The proposed zone would add hospital uses to the existing zone. In addition to the psychiatric hospital proposed by the applicant, a hospital of any kind could be developed under the proposed zone.

§14-16-2-22-(A)(1) requires that the request for SU-1 zoning include a plan which includes, at minimum the elements of Site Development Plan for Subdivision.

The applicant provided this plan and it is included in your packet.

***B. Definitions***

**SITE DEVELOPMENT PLAN.**

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height,

minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

***C. Albuquerque / Bernalillo County Comprehensive Plan (Rank One Comprehensive Plan)***

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Area of Change by the Comprehensive Plan .Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

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

c)Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

***The subject site is within a designated Employment Center. The proposed additional use will add the existing mix of service, retail, warehouse, light industrial and medical uses in the area. The site is centrally located and will allow infill on a currently vacant site. The additional use will add to the employment possibilities and provide an opportunity for new medical or mental services that are central located with the city.***

Policy 5.1.5 Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

***The additional use will add to the employment possibilities and provide an opportunity for new medical or mental services that are central located with the city. The area has a variety of existing businesses, the new use will add to that mix. Employees, visitors and patients would have access to a variety of goods and services within close proximity to the site.***

f) Provide safe and convenient pedestrian and bicycle access to and mobility within Employment Centers.

***The site is approximately 300 feet from the North Diversion Channel Trail. There are sidewalks throughout the existing development.***

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

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

***The proposed use adds to the mix of uses in the existing Employment Center and will be compatible with those uses. The proposed zone allows infill development on a vacant***

*lot that is accessible from the residential areas to the west and south, without being intrusive to those areas.*

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The proposed zone will allow an additional use that will support additional growth in area with existing infrastructure and public facilities.*

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.

- b) Encourage development that expands employment opportunities.
- f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.
- g) Encourage development where adequate infrastructure and community services exist.

*The proposed zone will allow an additional use that will support additional growth in an area with existing infrastructure and public facilities. The additional use will provide employment opportunities and will meet the requirements of the Zoning Code and Development Process Manual for noise, stormwater runoff, contaminants, lighting, air quality, and traffic. The site is not directly adjacent to residential development.*

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

*The proposed zone will allow development on a site that is centrally located within the City and can be accessed by transit, bike and car. Although the development will not have a residential component, it will add to the mix of uses*

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.

*Future development on the site will be subject to the requirements of the Renaissance Master Plan and will reflect the character of the surrounding area because it will be subject to the same requirements as the surrounding area.*

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

*Future development on the site will be subject to the requirements of the Renaissance Master Plan. This plan provides standards for development and requires review before the Renaissance Architectural Control board prior to submittal to the for the Development Review Board process.*

Policy 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

b) Encourage libraries, schools, and health and social services to locate in Centers to be accessible to pedestrians, cyclists, transit users, and drivers.

*The proposed zone will allow the development of a needed social service(healthcare) in a area that is accessible to cyclists, transit users, and drivers.*

#### **D. North Valley Area Plan (Rank Two Area Plan)**

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. Specific boundaries are shown on page 24 of the Plan. The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The following policies apply to the request:

Air Quality Policy 6: The City and County shall encourage limiting driving of motor vehicles on critical CO days.

*The request may help limit driving by providing a new service that accessible by bike and transit and is centrally located.*

#### **E. Renaissance Master Plan**

The Renaissance Master Plan was first created in 1985, and revised in 1989. The Plan generally encompasses properties between Chappell Drive, Pan American Freeway/Montano and the Railroadtracks/County line, approximately 200 acres. The main purposes of the Plan is provide design regulations, clarify prohibited uses and set up the approval process and responsibility for land within the plan area.

The Renaissance Master Plan does not have specific goals or policies. The request is consistent within intent of the Renaissance Master Plan to have a variety of uses in the area. The proposed hospital use is not listed as a prohibited use in the master plan.

**F. 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.

**G. 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 proposed zone change from SU-1 for IP uses to SU-1 for IP and Hospital uses is consistent with the health, safety, morals and general welfare of the City. It will allow for the development of a new, quality mental health facility that is designed to integrate with the surrounding Renaissance Center, thus promoting safety and general welfare of individuals in need of mental health treatment. This zone change will result in more options of psychiatric treatment for patients to choose from. The proposed location is also ideal, considering it is centralized within the metropolitan area, which promotes ease of access within any part of the city limits. Certain individuals would not have to travel as far or across the metropolitan area to existing facilities and employment of the same nature.*

***The additional hospital use will not be contrary to the health, safety, morals and general welfare of the City. It will allow for the development of needed services in a central location and will be a compatible with the scale and intensity of the existing development.***

- 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 proposed zone change from SU-1 for IP uses to SU-1 for IP and Hospital uses would allow for the construction of a quality psychiatric treatment facility, for which*

*there is a strong need in the Albuquerque area. The site's proximity to a newly-developed skilled nursing facility, as well as surrounding uses pertaining to industrial and commercial services, gives stability to the area for conforming land uses with no adverse impacts to any residential areas. The design and development guidelines will remain the same to conform to the Renaissance Master Plan; this is to assure that area standards are maintained.*

*The existing SU-1 for IP zoning designation has been in place on the subject property for over 25 years with no development. Permitting high quality, appropriately scaled infill development at the subject property will put vacant land to beneficial use which may otherwise contribute to blight if left undeveloped.*

***The addition of the hospital use will not destabilize the area. Future development on the site will be reviewed by the Renaissance Board and then go to the City's Development Review Board prior to securing a building permit. This provides certainty that the future development will be of similar quality to the existing development.***

***The use will be compatible in scale and intensity with the existing development.***

- 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 proposed change is not in conflict, significant or otherwise, with adopted elements of the Comprehensive Plan, any City Master Plans or any privately developed area plans as discussed in the policy analysis above. The proposed change along with the proposed project furthers numerous policies within the Comprehensive Plan and also complies with the Renaissance Center Master Plan.*

***Refer to the policy analysis section of the staff report, as well as the applicant's justification letter for a thorough review of applicable plans and policies.***

- 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 existing zoning is inappropriate because the proposed zoning is more appropriate because it will allow the development of a needed facility, while maintaining zoning that is the same the surrounding parcels, with the addition of the hospital. The hospital uses could not be developed under the existing zoning.*

*The change serves public need by providing more mental services in an underserved community in a location that central to the area.*

*According to the Bernalillo County Behavioral Health Initiative, the “behavioral health care system is fragmented, difficult to navigate and lacking a full complement of care options, at times leading to no or insufficient treatment, and taken action to build a better safety net and more effectively deploy community resources.” And that “Recent studies suggest that nearly 50 percent of Bernalillo County residents needing mental health or addiction treatment services are not getting the help they need because of gaps in New Mexico’s behavioral health care. Untreated behavioral health conditions have led to increased and sometimes tragic interactions with law enforcement, over incarceration, overuse of hospital emergency and inpatient services, and unnecessary suffering on the part of patients and their families.”*

*The request would allow the applicant to develop the proposed psychiatric facility that could help to address this problem.*

*If the applicant did not develop the proposed psychiatric facility, a medical facility could be developed. UNM Hospital currently has long wait times and overcrowding, according to a 2016 article. Additional medical facilities in the City would help alleviate overcrowding and reduce wait times. The site’s location is convenient and centrally located for resident’s city wide.*

***Refer to policy analysis for additional policy information.***

- 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 proposal adds one use to the existing zoning. The change is not harmful to the adjacent properties because it will be a compatible use. There is a skilled nursing facility across from the site. Development on the site must comply with the standards of the Renaissance master Plan, the site has the potential to be designed with careful consideration to respecting the integrity of the existing Renaissance Area and the overall community by minimizing potential visual, traffic, noise and air quality impacts.*

***The request adds an additional use to the existing zoning and maintains the existing uses that are identical to the surrounding properties. The hospital use will be similar in scale and intensity to the surrounding uses and will not be harmful to the adjacent property.***

- 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.

*The applicant states that the request will not require capital expenditures on the part of the City.*

***The request will not require any unprogrammed capital expenditures on the part of the city because the site has access to existing, developed infrastructure and will be developed privately.***

- 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 applicant states that economic considerations or land costs are not a factor in this request.*

***The request is justified because it furthers the goals and policies of the applicable plans.***

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

*The applicant states that although the property lies along a collector street, the proposed use will not require apartment, office or commercial zoning.*

***The request adds an additional institutional use to the existing commercial/industrial/instructional zoning. The request is justified because it furthers the goals and policies of the applicable plans.***

- 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.

*The applicant states that zone change technically creates a spot zone, but that the zone is justified because the request will facilitate the realization of the Comprehensive Plan and the development on the site will provide a transition between development on the site and the existing and future commercial and industrial uses in the area, within close proximity to the existing skilled nursing facility.*

***The zoning on the subject site remains SU-1 with an additional use. Although the request will add a use that the surrounding properties do not have, the zoning on the site remains SU-1. The request clearly facilitates the applicable goals and policies of the applicable plans by adding a needed use in an appropriate location. Additionally, the intent of the prohibition on spot zones is to prevent incompatible land from locating adjacent to one another. The proposed, additional use will be***

*compatible with scale and intensity of the surrounding uses. The request will not create a spot zone.*

- 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.

*The applicant states that request will not create a strip zone.*

*The zoning on the subject site remains SU-1 with an additional use. The request will not create a strip of land with a different zone category.*

### **III. CONCEPTUAL SITE DEVELOPMENT PLAN FOR SUBDIVISION**

#### **A. Request**

Section 14-16-3-11(B) of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

As stated in section II A above , the SU-1 zone requires a site plan that contains at minimum the requirements of a site development plan for subdivision, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The applicant submitted this plan showing a Floor Area Ratio of .6 and a maximum height of 10 stories and 120 feet. The plan shows a front setback of 20 feet and side and rear setback of 10 feet. These setbacks are the same as required by the IP zone.

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

#### **A. Reviewing Agencies/Pre-Hearing Discussion**

There are no significant agency comments.

#### **B. Neighborhood/Public**

The North Valley Coalition and the District 4 Coalition were notified of the request. A facilitated meeting was not recommended or requested.

Property owners with 100 feet of the site were also notified.

Staff has not received any comments as of this writing.

**V. CONCLUSION**

This is request to amend the existing SU-1 for IP Uses zone to add hospital as a permitted use. The applicant wishes to develop a psychiatric hospital on the site. The proposed zoning would allow the development of any kind of hospital. The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans and policies because it will provide a needed service in a designated employment center that is centrally located within the city.

***FINDINGS, Zone Map Amendment***

***Project # 1010484, Case # 17EPC- 40015***

1. This is a request for a Zone Map Amendment for Tract 9A 1B plat of Tracts 941A & 9A1B located on Renaissance Blvd between Chappell Drive and Culture Drive and containing approximately 3.8 acres.
2. The request amends the zoning from SU-1 for IP Uses to SU-1 for IP Uses and Hospital
3. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan and Renaissance Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within an Area of Change within the Comprehensive Plan and is also designated as an Employment Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

The subject site is located in the area designated Area of Change by the Comprehensive Plan .Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

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

c)Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

***The request furthers policy 5.1.1. The subject site is within a designated Employment Center. The proposed additional use will add the existing mix of service, retail, warehouse, light industrial and medical uses in the area. The site is centrally located and will allow infill on a currently vacant site. The additional use will add to the employment possibilities and provide an opportunity for new medical or mental services that are central located with the city.***

Policy 5.1.5 Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

***The additional use will add to the employment possibilities and provide an opportunity for new medical or mental services that are central located with the city. The area has a variety of existing businesses, the new use will add to that mix. Employees, visitors and patients would have access to a variety of goods and services within close proximity to the site.***

f) Provide safe and convenient pedestrian and bicycle access to and mobility within Employment Centers.

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*The request furthers policy 5.1.5 and 5.1.5.f. The site is approximately 300 feet from the North Diversion Channel Trail. There are sidewalks throughout the existing development.*

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

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

*The request furthers Policy 5.2.1 h and n. The proposed use adds to the mix of uses in the existing Employment Center and will be compatible with those uses. The proposed zone allows infill development on a vacant lot that is accessible from the residential areas to the west and south, without being intrusive to those areas.*

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The request furthers Policy 5.3.1 .The proposed zone will allow an additional use that will support additional growth in area with existing infrastructure and public facilities.*

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.

b) Encourage development that expands employment opportunities.

f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

g) Encourage development where adequate infrastructure and community services exist.

*The request furthers Policy 5.6.2.b, f and g. Areas of Change: The proposed zone will allow an additional use that will support additional growth in an area with existing infrastructure and public facilities. The additional use will provide employment opportunities and will meet the requirements of the Zoning Code and Development Process Manual for noise, stormwater runoff, contaminants, lighting, air quality, and traffic. The site is not directly adjacent to residential development.*

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

*The request furthers Policy 6.1.3. The proposed zone will allow development on a site that is centrally located within the City and can be accessed by transit, bike and car. Although the development will not have a residential component, it will add to the mix of uses*

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.

***The request furthers Policy 7.3.2.a. Future development on the site will be subject to the requirements of the Renaissance Master Plan and will reflect the character of the surrounding area because it will be subject to the same requirements as the surrounding area.***

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

***The request furthers Policy 7.3.2.e. Community Character. Future development on the site will be subject to the requirements of the Renaissance Master Plan. This plan provides standards for development and requires review before the Renaissance Architectural Control board prior to submittal to the for the Development Review Board process.***

Policy 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

- b) Encourage libraries, schools, and health and social services to locate in Centers to be accessible to pedestrians, cyclists, transit users, and drivers.

***The request furthers Policy 12.3.1 Access to Public Services. The proposed zone will allow the development of a needed social service (healthcare) in a area that is accessible to cyclists, transit users, and drivers.***

5. The request is consistent with the North Valley Area Plan because it will encourage multi modal uses and will locate a more intense use outside of the valley floor.
6. The request is consistent with intent of the Renaissance Master Plan to have a variety of uses in the area. The proposed uses in not listed as prohibited in the plan.
7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
  - A. The additional hospital use will not be contrary to the health, safety, morals and general welfare of the City. It will allow for the development of needed services in a central location and will be a compatible with the scale and intensity of the existing development.
  - B. The addition of the hospital use will not destabilize the area. Future development on the site will be reviewed by the Renaissance Board and then go to the City's Development Review Board prior to securing a building permit. This provides certainty that the future development will be of similar quality to the existing

development. The use will be compatible in scale and intensity with the existing development.

- C. The request is consistent with and furthers adopted plans and policies, including the Comprehensive Plan, North Valley Area Plan, and the intent of the Renaissance Master Plan as summarized in Findings 4 through 6.

D.

The existing zoning is inappropriate because the proposed zoning is more appropriate because it will allow the development of a needed facility, while maintaining zoning that is the same the surrounding parcels, with the addition of the hospital. The hospital uses could not be developed under the existing zoning.

The change serves public need by providing more mental services in an underserved community in a location that central to the area.

According to the Bernalillo County Behavioral Health Initiative, the “behavioral health care system is fragmented, difficult to navigate and lacking a full complement of care options, at times leading to no or insufficient treatment, and taken action to build a better safety net and more effectively deploy community resources.” And that “Recent studies suggest that nearly 50 percent of Bernalillo County residents needing mental health or addiction treatment services are not getting the help they need because of gaps in New Mexico’s behavioral health care. Untreated behavioral health conditions have led to increased and sometimes tragic interactions with law enforcement, over incarceration, overuse of hospital emergency and inpatient services, and unnecessary suffering on the part of patients and their families.”

The request would allow the applicant to develop the proposed psychiatric facility that could help to address this problem.

If the applicant did not develop the proposed psychiatric facility, a medical facility could be developed. UNM Hospital currently has long wait times and overcrowding , according to a 2016 article. Additional medical facilities in the City would help alleviate overcrowding and reduce wait times. The site’s location is convenient and centrally located for residents city wide.

- E. The request adds an additional use to the existing zoning and maintains the existing uses that are identical to the surrounding properties. The hospital use will be similar in scale and intensity to the surrounding uses and will not be harmful to the adjacent property.
- F. The request will not require any unprogrammed capital expenditures on the part of the city because the site has access to existing, developed infrastructure and will be developed privately.
- G. The request is justified because it furthers the goals and policies of the applicable plans.

- H. The request adds an additional institutional use to the existing commercial/industrial/instructional zoning. The request is justified because it clearly facilitates the goals and policies of the applicable plans.
  - I. The zoning on the subject site remains SU-1 with an additional use. Although the request will add a use that the surrounding properties do not have, the zoning on the site remains SU-1. The request clearly facilitates the applicable goals and policies of the applicable plans by adding a needed use in an appropriate location. Additionally, the intent of the prohibition on spot zones is to prevent incompatible land from locating adjacent to one another. The proposed, additional use will be compatible with scale and intensity of the surrounding uses. The request will not create a spot zone.
  - J. The zoning on the subject site remains SU-1 with an additional use. The request will not create a strip of land with a different zone category.
- 8. §14-16-2-19(H)(2), the IP zone , states that development in the IP zone must occur with an approved master development plan. The subject site is part of the Renaissance Master Plan, this plan meets the requirements for development under the IP zone.
  - 9. Future development on the site will be reviewed by the Renaissance Board and the City of Albuquerque Development Review Board.
  - 10. The North Valley Coalition and the District 4 Coalition and property owners within 100 feet of the site were notified of the request. A facilitated meeting was not recommended or requested.
  - 11. Staff has not received any comments as of this writing.

***RECOMMENDATION***

***APPROVAL/ of 17EPC-40015, a request for Zone Map Amendment from SU-1 for IP Uses to SU-1 for IP Uses and Hospital for Tract 9A 1B plat of Tracts 941A &9A1B located on Renaissance Blvd between Chappell Drive and Culture Drive and containing approximately 3.8 acres, based on the preceding Findings.***

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***Maggie Gould  
Planner***

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

Tierra West, LLC

Union Pension Trans Trust 93-2 NM

North Valley Coalition, Peggy Norton

North Valley Coalition, Doyle Kimbrough

District 4 Coalition of Neighborhoods, Michael Pridham

District 4 Coalition of Neighborhoods, Tony Huffman

**AGENCY COMMENTS**

**PLANNING DEPARTMENT**

**Zoning Enforcement**

No adverse comments.

**Long Range Planning**

- No Comments

**Metropolitan Redevelopment Agency**

**CITY ENGINEER**

**Transportation Development**

- No objection to the request.

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

No comments.

**Traffic Engineering Operations**

No comment.

**WATER UTILITY AUTHORITY**

Utility Services

1. 17EPC-40015 Zone Map Amendment (Zone Change)
  - Identification: UPC – 101606141927010215
    - a. No adverse comments
    - b. Availability statement 150512 was issued July 01, 2015 and has since expired. Before service can be made available a new Availability statement will need to be requested at the link below:
      - i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
      - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

*Planning and Design*

*Open Space Division*

*City Forester*

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

*Refuse Division*

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

Montgomery / Montano Major Transit Corridor

Fixed Route 157 from the Northwest Transit Center to Kirtland AFB by way of the Montano Intermodal Station. Nearest stop pair for Route 157 is on Montano Road 150 west of Culture Drive. Walking distance from subject site is approximately 1/2 mile.

No comments.

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, No comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

APS Case Comments: This will have no adverse impacts to the APS district.

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

For informational purposes:

- Renaissance Blvd. NE is functionally classified as a Major Collector in the project area.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

PNM has no comments based on information provided to date.



View of the subject site looking northeast from Renaissance Blvd.



View of the subject site looking north



View of the subject site looking southwest



Looking south from center of subject site

**HISTORY**

**ZONING**

Please refer to the Comprehensive Zoning Code for specific zone descriptions of the  
SU-1 and IP zones and the Renaissance Master Plan

APPLICATION INFORMATION



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rbb@tierrawestllc.com

APPLICANT: Union Pension Trans Trust 93-2NM PHONE: 505-321-6493

ADDRESS: 122 Tulane Dr. SE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: jim@buildnewmexico.org

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amendment to Zone Change

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. TR 9A 1B Plat of TRS 941A & 9A1B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Renaissance Center

Existing Zoning: SU-1 IP Uses Industrial, Wholesale, Manufacturing Proposed zoning: SU-1 IP Uses and Hospital MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): F-16-Z UPC Code: 101606141927010215

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1010484

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.748 +/-

LOCATION OF PROPERTY BY STREETS: On or Near: N/ Renaissance Blvd.

Between: Commerce Dr NE and Pan American FWY

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 5/23/17

(Print Name) Ronald R. Bohannon Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	<u>17 EPC - 40015</u>	<u>AZM</u>	_____	\$ <u>405.00</u>
<input type="checkbox"/>	All fees have been collected	_____	<u>CME</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/>	All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
					Total
					\$ <u>530.00</u>

Hearing date July 13, 2017

[Signature]  
Staff signature & Date

Project # 1010484

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC08)**

- \_\_\_ Application for zone map amendment including those submittal requirements (see below).  
*Annexation and establishment of zoning must be applied for simultaneously.*
  - \_\_\_ Petition for Annexation Form and necessary attachments
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - \_\_\_ Letter describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Board of County Commissioners (BCC) Notice of Decision
  - \_\_\_ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - \_\_\_ Sign Posting Agreement form
  - \_\_\_ Traffic Impact Study (TIS) form
  - \_\_\_ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- \_\_\_ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
  - \_\_\_ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
  - \_\_\_ Zone Atlas map with the entire plan area clearly outlined and indicated
  - \_\_\_ Letter describing, explaining, and justifying the request
  - \_\_\_ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
  - \_\_\_ Traffic Impact Study (TIS) form (for EPC public hearing only)
  - \_\_\_ Fee for EPC final approval only (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

**AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- Zone Atlas map with the entire property clearly outlined and indicated
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

**AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- \_\_\_ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
  - \_\_\_ Plan to be amended with materials to be changed noted and marked
  - \_\_\_ Zone Atlas map with the entire plan/amendment area clearly outlined
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent (map change only)
  - \_\_\_ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
  - \_\_\_ Traffic Impact Study (TIS) form
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- \_\_\_ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
  - \_\_\_ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
  - \_\_\_ Letter describing, explaining, and justifying the request
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon, P.E.  
  
 Applicant name (print)  
 5/25/17  
 Applicant signature & Date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 17 EPC - 40015

Revised: June 2011  
  
 5-30-17  
 Staff signature & Date  
 Project # 1010484

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 05/17/17 ZONE ATLAS PAGE(S): F-16-Z

CURRENT: ZONING SU-1 IP Uses LEGAL DESCRIPTION:  
PARCEL SIZE (AC/SQ. FT.) 3.748 +/- LOT OR TRACT # 9A1B BLOCK # \_\_\_\_\_  
SUBDIVISION NAME Renaissance Center

REQUESTED CITY ACTION(S):  
ANNEXATION [ ] SU-1 IP Uses SITE DEVELOPMENT PLAN:  
ZONE CHANGE [X]: From SU-1 IP Uses To and Hospital SUBDIVISION\* [ ] AMENDMENT [ ]  
SECTOR, AREA, FAC, COMP PLAN [ ] BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:  
NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 1  
NEW CONSTRUCTION [X] BUILDING SIZE: 50,000 (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature] DATE 5/17/2017

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]  
THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] TRAFFIC ENGINEER 05-19-17 DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED    /   /



May 15, 2017

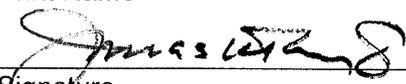
Mr. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: AMENDMENT TO ZONE MAP-ESTABLISHING OF ZONING OR  
ZONE CHANGE  
TRACT 9A-1B PLAT OF TRACTS 9A1A & 9A-1B RENAISSANCE CENTER  
ZONE ATLAS PAGE- F-16-Z**

Dear Chairwoman Hudson:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Union Pension Trans Trust 93-2NM, pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

JAMES K TRUMP JR  
Print Name

  
Signature

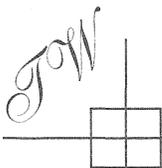
UDC President  
Title

5/15/17  
Date

**A MEMBER OF BUILD NEW MEXICO**

122 TULANE DR. SE, ALBUQUERQUE, NEW MEXICO 87106 PHONE: (505) 268-1200 FAX: (505) 268-0449





# TIERRA WEST, LLC

June 23, 2017

Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: ZONE MAP AMENDMENT  
TRACT 9A-1B PLAT OF  
TRACTS 9A-1A & 9A-1B RENAISSANCE CENTER  
ZONE ATLAS PAGE F-16**

Dear Chairwoman Hudson:

Tierra West, LLC, on behalf of Union Pension Transaction Trust 93-2NM, requests approval of a Zone Map Amendment for Tract 9A-1B Plat of Tracts 9A-1A & 9A-1B Renaissance Center currently zoned SU-1 for IP permissive uses, to SU-1 for IP permissive and Hospital uses.

The purpose of the request is to add the permissive use of Hospital to the SU-1 zoning of the subject site to allow for the development of an In-Patient Psychiatric Hospital. The facility would include medical staff, medical services and in-patient beds for patients in need of treatment due to mental illness. The subject site is centralized in the Metropolitan Area with ease of access to the site from Interstate-25 and Montano Road, making this an ideal location for prospective patients and families to commute to from anywhere within the Metropolitan Area. The site also lies directly across Renaissance Boulevard from a newly-developed skilled nursing facility; this close proximity helps to ease the transition between a hospital-zoned site and the hotel/commercial/industrial used sites within the Renaissance Center, as well as furthering human services in this specific area.

This letter contains various existing physical aspects and location of the site as well as preliminary design parameters that will be followed for the site development plan of the proposed facility. Following the physical aspects and proposed design parameters of the site, analysis of the policies set forth in the Albuquerque Bernalillo County Comprehensive Plan, the North Valley Area Plan, and Resolution 270-1980 of the Albuquerque Zoning Code are discussed. This analysis outlines and explains various policies within the Comprehensive Plan, North Valley Area Plan, and Resolution 270-1980 that will be furthered with a zone map amendment to this site. It is our opinion that the subject site and surrounding area gives precedence to allow for a zone map amendment to add Hospital permissive use to the existing SU-1 for IP zoning.

### **Site Location and History**

The project site is within the Renaissance Center and located directly north of the Renaissance Boulevard/Commerce Drive intersection and consists of approximately 3.75 acres. The site is currently vacant and undeveloped with a temporary retention pond that holds offsite flows from the developed properties to the east, Tracts 9-B, 9-C, and 9-D.

The property is bordered on the westerly portion by FedEx Shipping Center property. The northerly portion is adjacent to Frito-Lay Inc. The easterly portion is adjacent to the property

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

containing a single-story office building for Zenith American Solutions. The southerly portion is adjacent to the Renaissance Boulevard Right-of-Way, directly across from the newly developed skilled nursing facility, Spanish Trails Rehabilitation Suites (1610 Renaissance Blvd NE).

The site falls within an Area of Change of the Comprehensive Plan. The proposed Zone Map Amendment would change the existing zoning from SU-1 for IPpermissive uses to SU-1 for IP permissive and Hospital uses.

#### **Site Orientation and Circulation**

The site is oriented lengthwise from east to west, with private properties along the north, east and west property lines. The south property line acts as the frontage along the Renaissance Boulevard public right-of-way. There is existing sidewalk along the southern edge within the public right-of-way that will remain to maintain pedestrian access to and across the site. The proposed building will be approximately fifty-thousand square feet (50,000 SF) with drive-up canopies/entrances on the north and south sides of the building. The main entrance to the building will face Renaissance Boulevard. The use of the building will be for an In-Patient Psychiatric Hospital.

Vehicular and pedestrian access is proposed at a single driveway location, centered on the southern property line and directly north of the Renaissance Boulevard/Commerce Drive intersection. This proposed driveway will give full vehicular access to the site. Internal pedestrian access route from Renaissance Boulevard to the proposed building will be constructed and designed to meet ADA standards.

#### **Traffic Impact and On-Site Parking**

A traffic study was performed in 2009 for the entire Renaissance Center to determine the impact of development for the remaining vacant properties within the area. A TIS form was submitted to the City Transportation Department for review and was determined that a new traffic study for the proposed hospital use is not required.

The site will have on-site parking which will meet or exceed the off-street parking regulations outlined in the City Zoning Code Section 14-16-3-1for hospital uses. The proposed building would have approximately ninety (90) beds which will govern the minimum amount of parking required (1 space for each two beds).

#### **Drainage and Landscaping**

The site contains minimal slope going from east to west and currently contains a temporary detention pond in the southeast quadrant of the site, this pond captures flows from the three developed tracts to the east, Tracts 9-B, 9-C, and 9-D, via storm drain. The pond out-falls through a sidewalk culvert to Renaissance Boulevard and eventually to the City-maintained pond behind the Power Ford Car Dealership.

Due to highly collapsible soils in the Renaissance Center, it is strongly discouraged to retain any drainage onsite. This means that the drainage ordinance for first flush requirements cannot be met onsite; however the proposed development would incorporate low-impact development features for water quality within the detention pond behind Power Ford. This would include adding volume to the existing pond and/or incorporating a weir system for retaining the required first flush volume produced by the subject site.

Proposed grading of the site will maintain the general onsite flow patterns from east to west with drainage conveyance through a private storm drain system and towards a landscaped pond on the western edge of the property. Flow will be attenuated from the landscape pond and private

storm drain system towards Renaissance Boulevard with a peak discharge rate not exceeding the maximum flow allowed by the Renaissance Master Plan.

In addition to the Zoning Code requirements, landscaping will be subject to proposed design standards within the Renaissance Master Plan, which will require a 20-foot landscape buffer along Renaissance Boulevard. This area will meet the intent of the Master Plan and be in compliance with the City's landscape species and first flush requirements.

### **Applicable Policy Analysis**

We are requesting a zone change to include the Hospital use in the SU-1 IP zoned property and feel that it is advantageous to the community. The following is the analysis to support the proposed addition to the zoning. Various policies within the recently adopted Albuquerque Bernalillo County Comprehensive Plan, the North Valley Area Plan, and Resolution 270-1980 of the City Zoning Code are outlined and explained how they would be furthered with the addition of Hospital use to the existing SU-1 for IP zoning.

The main justification is recently changed conditions and the development of the skilled nursing facility across Renaissance Boulevard. This area is designated as an "Area of Change" and so we need to meet the new requirements of the recently adopted Comprehensive Plan as well as meet the requirements of 270-1980. Briefly, this request meets and furthers the elements of the Albuquerque Bernalillo County Comprehensive plans by creating more of a mixed use environment in an area where growth is desired and allowing some needed medical uses in the center of the Master Plan area. As part of the center of town it is promoting infill development and brings this unique land use to more of the center of town. A hospital use is specific and as such any site within the metropolitan area would have to be reviewed.

This human services component is one that shows a need for the area. Finally, under both changed conditions and facilitating the elements of the Comprehensive Plan, this site meets the test for the zone change. The following is specific elements of both:

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

The subject site is designated as an "Area of Change" and furthers numerous policies of the Comprehensive Plan. Please find our justification of furthering applicable policies in bold below:

### **Plan Element 5: Land Use**

#### **Policy 5.1.1** Desired Growth:

Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- c) Encourage employment density, compact development redevelopment and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

**The proposed development furthers this policy due to the location and use. The development would increase employment opportunities for medical and mental health personnel. The subject site lies in the Renaissance Center within a vacant tract and is centrally located in the Metropolitan Area, discouraging the need for development along the urban edge.**

#### **Policy 5.1.5** Employment Centers:

Create Centers that prioritize employment opportunities and foster synergy among businesses.

containing a single-story office building for Zenith American Solutions. The southerly portion is Employment Centers.

The proposed development furthers this policy due to location and existing infrastructure. The frontage to the site contains existing sidewalk for pedestrian access and is located within 300 linear feet west of the North Diversion Channel. This channel contains a major trail for bicycle users which allows for easy access to the site for family members and employees by either bicycle or walking.

Policy 5.2.1 Land Uses:

Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The proposed development furthers this policy as a complementary use for the surrounding area. Directly across Renaissance Boulevard from this property is a newly-developed skilled nursing center, helping to bring a treatment/medical ambiance to this area of the Renaissance Center. The surrounding property uses are complementary as well, being commercial and industrial, to help create a buffer between the proposed facility and the nearest residential neighborhood which is approximately half of a mile to the west.

- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The proposed development furthers this policy as this property is currently a vacant and unused lot. The property is undeveloped and unused since the master development of the Renaissance Center, over 30 years ago.

Policy 5.3.1 Infill Development:

Support additional growth in areas with existing infrastructure and public facilities.

The proposed development furthers this policy as this property is a vacant lot surrounded by developed properties in use, further promoting infill development. Due to the property being enclosed by completely developed lots, the site has access to existing infrastructure; this includes public wet/dry utilities, pedestrian routes, and vehicular access from Renaissance Boulevard.

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.

- b) Encourage development that expands employment opportunities.

The proposed development furthers this policy as this site lies within an Area of Change that would increase the uses within the Renaissance Center. This mix of uses adds to the variety of employment opportunities, specifically in the medical field, in a centrally located area within the City.

- f) Minimize potential negative impacts of development on existing residential uses with respect to noise, storm water runoff, contaminants, lighting, air quality, and traffic. This proposed development would further this policy as there are no existing residential neighborhoods that would feel a negative impact due to this development. The nearest neighborhood lies approximately three thousand (3000)

linear feet to the west, this distance does not give any negative impacts due to noise, runoff, lighting, air quality, or traffic.

- g) Encourage development where adequate infrastructure and community services exist. This policy is furthered due to the existing conditions of the site. The Renaissance Area surrounding the site is already developed. These conditions include existing dry and wet utilities as well as vehicular and pedestrian access that are already provided to the site. Internal development of the site would be the only requirement for construction and permanent occupancy.

#### Plan Element 6: Transportation

##### Policy 6.1.3 Auto Demand

Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TOM) programs.

This policy is furthered due to the location of the subject site. The site is centrally located in the Metropolitan Area with ease of access from Interstate-25 and Montano Road. Because this is centrally located, potential patients and families could have less automobile travel time to the facility if coming from the outer edge of the city, being a shorter distance from an existing facility of the same nature that could be on the opposite edge of the city.

#### Plan Element 7: Urban Design

##### 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.  
Although we are only requesting a zone change approval at this time and not site development approval, this policy would be furthered during the design of the building and site as we are required to follow the rules and regulation of design in the Renaissance Master Plan. This is to maintain a uniform and common character between properties within the Renaissance Center.
- e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.  
Although we are only requesting a zone change approval at this time and not site development approval, this policy would be furthered during the design of the building and site. The Renaissance Master Plan outlines specific requirements for building materials, architectural design of the building and landscaping with plant specific plant species allowed. These rules and regulations will be followed to maintain the same aesthetic ambiance within the Renaissance Center.

#### Plan Element 12: Infrastructure, Community Facilities & Services

##### Policy 12.3.1 Access to Public Services:

Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

- b) Encourage libraries, schools, and health and social services to locate in Centers to be accessible to pedestrians, cyclists, transit users, and drivers.  
This policy is furthered as the proposed development would add a health service to the Renaissance Center. The location of the site near the 1-25 freeway and the North Diversion Channel encourage patient visitors and employees to access the site by vehicle or bicycle.

#### *North Valley Area Plan*

The subject site furthers numerous policies within the North Valley Area Plan. Please find our justification for furthering applicable policies in bold below:

#### Air Quality

Policy 6: The City & County shall encourage limiting driving of motor vehicles on critical CO days (i.e. No-burn days).

The proposed development furthers this policy with the addition of a specified health facility located centrally within the Metropolitan Area. Patients, family visitors, and employees vehicular travel time would be reduced for those who would need to travel from the outer edge of the city to the subject site, as opposed to driving to a facility on the opposite side of the city.

#### Wastewater

Policy 1: North Valley areas with the greatest concentrations of older septic tank systems and therefore the greatest potential groundwater contamination shall be the highest priority for sewer line extension and financial aid for sewer hook-up

This policy would be furthered with the proposed development, as the design of wastewater collection for the site will utilize connecting to existing public sanitary sewer infrastructure. There will be no septic tank system utilized on the site.

#### Drainage

Policy 1: Upon approval by the Middle Rio Grande Conservancy District (MRGCD) and the Bureau of Reclamation, the City, County, Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) and MRGCD shall fund and construct planned drainage improvements in the North Valley as expeditiously as possible to alleviate periodic flooding.

This policy would be furthered by a private developer constructing drainage improvements for the development of the site for the requested use. The Renaissance Master Plan has very tight constraints on drainage outfall flows, which govern the developed runoff to be less than the historic runoff that leaves the site with a slow 24-hour release.

#### Transportation

Policy 2: The City and County shall actively promote sustainable transportation in and through the plan area by encouraging reduced automobile use and improving the safety of non-motorized travel.

This policy is furthered due to the location of the subject site. The site is centrally located in the Metropolitan Area and would reduce the vehicle miles traveled by employees, patients and families traveling to the site from the outer edges of the urban area, as opposed to traveling from one edge of the Metropolitan Area to the opposite end.

#### Community Design

Policy 1b: The City and County shall recognize and maintain the land use pattern along the mesa edge which separates non-residential uses in the North 1-25 Subarea from residential uses in the Edith Subarea.

- c) Ensure adequate setbacks, height limits, lighting controls, buffer landscaping and other measures necessary to limit potential impacts of development in the North 1-24 Subarea. The proposed development will further this policy with the Renaissance Master Plan rules and regulations for setbacks and building heights. Landscape setbacks, building setbacks, and building heights are all highly restrictive design parameters required to follow for the development of any vacant lot within the Renaissance Center.

*Resolution 270-1980*

The subject site furthers numerous policies of Resolution 270-1980 within the City Zoning Code. Please find our justification of a zone change for each policy in bold below:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.  
The proposed zone change from SU-1 for IP uses to SU-1 for IP and Hospital uses is consistent with the health, safety, morals and general welfare of the City. It will allow for the development of a new, quality mental health facility that is designed to integrate with the surrounding Renaissance Center, thus promoting safety and general welfare of individuals in need of mental health treatment. This zone change will result in more options of psychiatric treatment for patients to choose from. The proposed location is also ideal, considering it is centralized within the metropolitan area, which promotes ease of access within any part of the city limits. Certain individuals would not have to travel as far or across the metropolitan area to existing facilities and employment of the same nature.
- 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 proposed zone change from SU-1 for IP uses to SU-1 for IP and Hospital uses would allow for the construction of a quality psychiatric treatment facility, for which there is a strong need in the Albuquerque area. The site's proximity to a newly-developed skilled nursing facility, as well as surrounding uses pertaining to industrial and commercial services, gives stability to the area for conforming land uses with no adverse impacts to any residential areas. The design and development guidelines will remain the same to conform to the Renaissance Master Plan; this is to assure that area standards are maintained.

The existing SU-1 for IP zoning designation has been in place on the subject property for over 25 years with no development. Permitting high quality, appropriately scaled infill development at the subject property will put vacant land to beneficial use which may otherwise contribute to blight if left undeveloped.

- 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 proposed change is not in conflict, significant or otherwise, with adopted elements of the Comprehensive Plan, any City Master Plans or any privately

developed area plans as discussed in the policy analysis above. The proposed change along with the proposed project furthers numerous policies within the Comprehensive Plan and also complies with the Renaissance Center Master Plan.

- D. The applicant must demonstrate that the existing zoning is inappropriate because;
- (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. The subject site is located within an "Area of Change" designated in the Comprehensive Plan. The Comprehensive Plan encourages mixed-use development in these areas to be advantageous to the community by allowing further infill and urban development. The additional use proposed in this zone change would be more advantageous to the Renaissance Center community, as this would further the intent of creating mixed uses within the area. The specific addition of hospital use in the Renaissance center is advantageous to the community as there is not a psychiatric treatment facility in the near area; most treatment facilities are further south. This addition would give less vehicular travel time for patients, families, and employees, furthering policies outlined in the Comprehensive Plan as well as the North Valley Area Plan.
- 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 proposed zone change would have the effect of adding a single, specific, hospital to the existing allowable uses. This change would not be harmful to the adjacent property since the proposed use is compatible with the uses allowed in the SU-1 IP zone, as well as the existing Skilled Nursing Facility and the other developed uses around the subject site. With the implementation of the proposed Design Standards, the site has the potential to be designed with careful consideration to respecting the integrity of the existing Renaissance Area and the overall community by minimizing potential visual, traffic, noise and air quality impacts.
- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be;
- (2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule. The proposed zone change will require no capital expenditures by the City of Albuquerque.
- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone. Economic considerations or land costs are not a factor in this request.
- H. Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning. Although the property lies along a collector street, the proposed use of the requested zone change will not require apartment, office, or commercial zoning.
- 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 make the site unsuitable for the uses allowed in any adjacent zone.

**The proposed change technically creates a spot zone, with the inclusion of Hospital to the existing SU-1 for IP zoning. The proposed change will facilitate realization of the Comprehensive Plan, as demonstrated through the numerous applicable policies discussed above. The project is well situated to provide a transition between the psychiatric health facility and the existing and future commercial and industrial uses around the area, with the consideration of the close proximity of a skilled nursing facility to the subject site.**

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.

**The property change will not create a strip commercial zone.**

### Summary

We believe the site meets the justification incorporating the policies of the Comprehensive plan as well as the policies outlined in Resolution 270-1980 of the Zoning Code. We are requesting a Zone Map Amendment to the subject site from SU-1 for IP permissive uses to SU-1 for IP permissive uses and Hospital. The proposed project is a newly developed In-Patient Psychiatric Hospital that furthers numerous policies of applicable plans and also provides for an increase in human services opportunities. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Enclosure/s

cc: James K. Trump, Jr. – Union Pension Trans Trust 93-2NM  
Avi Schlesinger- AS Realty Investors

JN: 2017032  
RRB/vp/jg/djb

**NOTIFICATION & NEIGHBORHOOD INFORMATION**



## City of Albuquerque

**\*PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

May 2, 2017

Jaimie Garcia  
Tierra West, LLC  
Midway Park Place NE  
Albuquerque, NM  
(505) 858-3100  
jgarcia@tierrawestllc.com

Dear Jaimie:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[EPC Submittal]** project recorded as **[TR 9A1B Plat of TRS 941A & 9A1B Renaissance Center]** located on **[N. Renaissance Blvd. Between Commerce Dr NE and Pan American FWY]** zone map **[F-16]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Sincerely,

Office of Neighborhood Coordination  
Council Services Department

# **ATTACHMENT A**

## **NORTH VALLEY COALITION**

**\*Peggy Norton**, P.O. Box 70232/87197 345-9567 (h)  
Doyle Kimbrough, 2327 Campbell Rd. NW/87104 249-0938 (h) *e-mail:* [newmexmba@aol.com](mailto:newmexmba@aol.com)  
**Website:** [www.bit.ly/nvcabqweb](http://www.bit.ly/nvcabqweb)      **E-mail:** [nvcabq@gmail.com](mailto:nvcabq@gmail.com)

## **DISTRICT 4 COALITION OF N.A.'S**

**\*Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (c) 872-1900 (w),  
*e-mail:* [michael@drpridham.com](mailto:michael@drpridham.com)  
Tony Huffman, 9712 Sand Verbena Trl. NE/87122 823-2456 (h), 259-9723 (c),  
*e-mail:* [thuffman663@comcast.net](mailto:thuffman663@comcast.net)

## Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text:

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at [ONC@cabq.gov](mailto:ONC@cabq.gov) or by phone at (505) 768-3334.

A facilitated meeting request must be received by ONC by: **Monday June 12, 2017.**

## Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

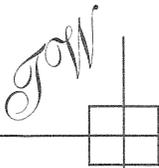
Any questions, please feel free to contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

*(ONC use only)*

Date Processed: **05/02/17** ONC Staff Initials: **VMQ**



# TIERRA WEST, LLC

May 25, 2017

Ms. Peggy Norton  
P.O. Box 70232  
Albuquerque, NM 87197

**RE: ZONE MAP AMENDMENT  
TRACT 9A-1B PLAT OF  
TRACTS 9A-1A & 9A-1B RENAISSANCE CENTER  
ZONE ATLAS PAGE F-16-Z**

Dear Ms. Norton:

Attached for your use is our request to the EPC chair dated May 25, 2017. This request is for approval of a Zone Map Amendment for Tract 9A-1B of the Renaissance Center, which consists of approximately 3.75 acres. It is currently zoned SU-1 for IP permissive uses, and we are proposing the new zoning to SU-1 for IP permissive and Hospital uses. The purpose of adding the permissive use of Hospital to the SU-1 zoning of the subject site, is to allow for development of an In-Patient Psychiatric Hospital.

Tract 9A-1B is a vacant lot located directly north of the Renaissance Boulevard/Commerce Drive intersection. The proposed Zone Map Amendment comes at the request of the property owners, Union Pension Transaction Trust 93-2NM. The Zone Map Amendment request will be submitted for EPC approval on May 25, 2017 and will be heard by the EPC at the scheduled public hearing on July 13, 2017.

If you have any questions or need additional information regarding this matter please do not hesitate to contact myself or Vinny Perea at 505-858-3100.

Sincerely,

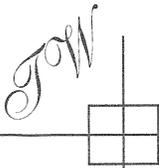
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Doyle Kimbrough, North Valley Coalition  
Michael Pridham, District 4 Coalition of N.A.'s  
Tony Huffman, District 4 Coalition of N.A.'s

JN: 2017032  
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



# TIERRA WEST, LLC

May 25, 2017

Mr. Doyle Kimbrough  
P.O. Box 70232  
Albuquerque, NM 87197

**RE: ZONE MAP AMENDMENT  
TRACT 9A-1B PLAT OF  
TRACTS 9A-1A & 9A-1B RENAISSANCE CENTER  
ZONE ATLAS PAGE F-16-Z**

Dear Mr. Kimbrough:

Attached for your use is our request to the EPC chair dated May 25, 2017. This request is for approval of a Zone Map Amendment for Tract 9A-1B of the Renaissance Center, which consists of approximately 3.75 acres. It is currently zoned SU-1 for IP permissive uses, and we are proposing the new zoning to SU-1 for IP permissive and Hospital uses. The purpose of adding the permissive use of Hospital to the SU-1 zoning of the subject site, is to allow for development of an In-Patient Psychiatric Hospital.

Tract 9A-1B is a vacant lot located directly north of the Renaissance Boulevard/Commerce Drive intersection. The proposed Zone Map Amendment comes at the request of the property owners, Union Pension Transaction Trust 93-2NM. The Zone Map Amendment request will be submitted for EPC approval on May 25, 2017 and will be heard by the EPC at the scheduled public hearing on July 13, 2017.

If you have any questions or need additional information regarding this matter please do not hesitate to contact myself or Vinny Perea at 505-858-3100.

Sincerely,

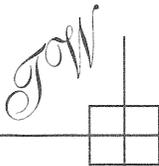
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Peggy Norton, North Valley Coalition  
Michael Pridham, District 4 Coalition of N.A.'s  
Tony Huffman, District 4 Coalition of N.A.'s

JN: 2017032  
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



# TIERRA WEST, LLC

May 25, 2017

Mr. Michael Pridham  
P.O. Box 70232  
Albuquerque, NM 87197

**RE: ZONE MAP AMENDMENT  
TRACT 9A-1B PLAT OF  
TRACTS 9A-1A & 9A-1B RENAISSANCE CENTER  
ZONE ATLAS PAGE F-16-Z**

Dear Mr. Pridham:

Attached for your use is our request to the EPC chair dated May 25, 2017. This request is for approval of a Zone Map Amendment for Tract 9A-1B of the Renaissance Center, which consists of approximately 3.75 acres. It is currently zoned SU-1 for IP permissive uses, and we are proposing the new zoning to SU-1 for IP permissive and Hospital uses. The purpose of adding the permissive use of Hospital to the SU-1 zoning of the subject site, is to allow for development of an In-Patient Psychiatric Hospital.

Tract 9A-1B is a vacant lot located directly north of the Renaissance Boulevard/Commerce Drive intersection. The proposed Zone Map Amendment comes at the request of the property owners, Union Pension Transaction Trust 93-2NM. The Zone Map Amendment request will be submitted for EPC approval on May 25, 2017 and will be heard by the EPC at the scheduled public hearing on July 13, 2017.

If you have any questions or need additional information regarding this matter please do not hesitate to contact myself or Vinny Perea at 505-858-3100.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Peggy Norton, North Valley Coalition  
Doyle Kimbrough, North Valley Coalition  
Tony Huffman, District 4 Coalition of N.A.'s

JN: 2017032  
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

TW

# TIERRA WEST, LLC

May 25, 2017

Mr. Tony Huffman  
P.O. Box 70232  
Albuquerque, NM 87197

**RE: ZONE MAP AMENDMENT  
TRACT 9A-1B PLAT OF  
TRACTS 9A-1A & 9A-1B RENAISSANCE CENTER  
ZONE ATLAS PAGE F-16-Z**

Dear Mr. Huffman:

Attached for your use is our request to the EPC chair dated May 25, 2017. This request is for approval of a Zone Map Amendment for Tract 9A-1B of the Renaissance Center, which consists of approximately 3.75 acres. It is currently zoned SU-1 for IP permissive uses, and we are proposing the new zoning to SU-1 for IP permissive and Hospital uses. The purpose of adding the permissive use of Hospital to the SU-1 zoning of the subject site, is to allow for development of an In-Patient Psychiatric Hospital.

Tract 9A-1B is a vacant lot located directly north of the Renaissance Boulevard/Commerce Drive intersection. The proposed Zone Map Amendment comes at the request of the property owners, Union Pension Transaction Trust 93-2NM. The Zone Map Amendment request will be submitted for EPC approval on May 25, 2017 and will be heard by the EPC at the scheduled public hearing on July 13, 2017.

If you have any questions or need additional information regarding this matter please do not hesitate to contact myself or Vinny Perea at 505-858-3100.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Peggy Norton, North Valley Coalition  
Doyle Kimbrough, North Valley Coalition  
Michael Pridham, District 4 Coalition of N.A.'s

JN: 2017032  
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tierrawestllc.com

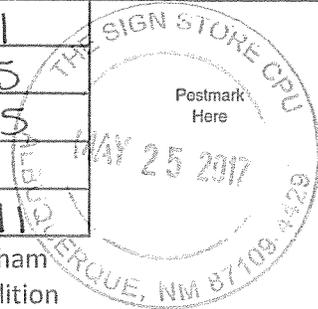
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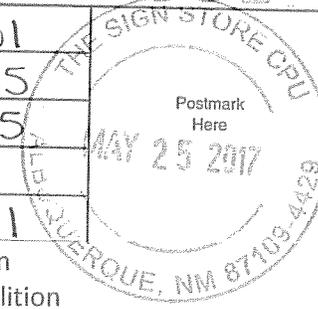
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**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Hearing Date:** Thursday, July 13, 2017      **1010484**  
**Zone Atlas Page:** F-16  
**Notification Radius:** Neighborhood Associations  
**100ft plus r.o.w**

**Cross Reference and Location:** On or near N. Renaissance Blvd. between Commerce Dr. NE and Pan American FWY

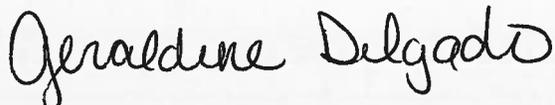
**Applicant:** Union Pension Trans Trust 93-2NM  
122 Tulane Dr. SE  
ABQ, NM 87106

**Agent:** Terra West, LLC  
5571 Midway Park Pl. Ne  
ABQ, NM 87109

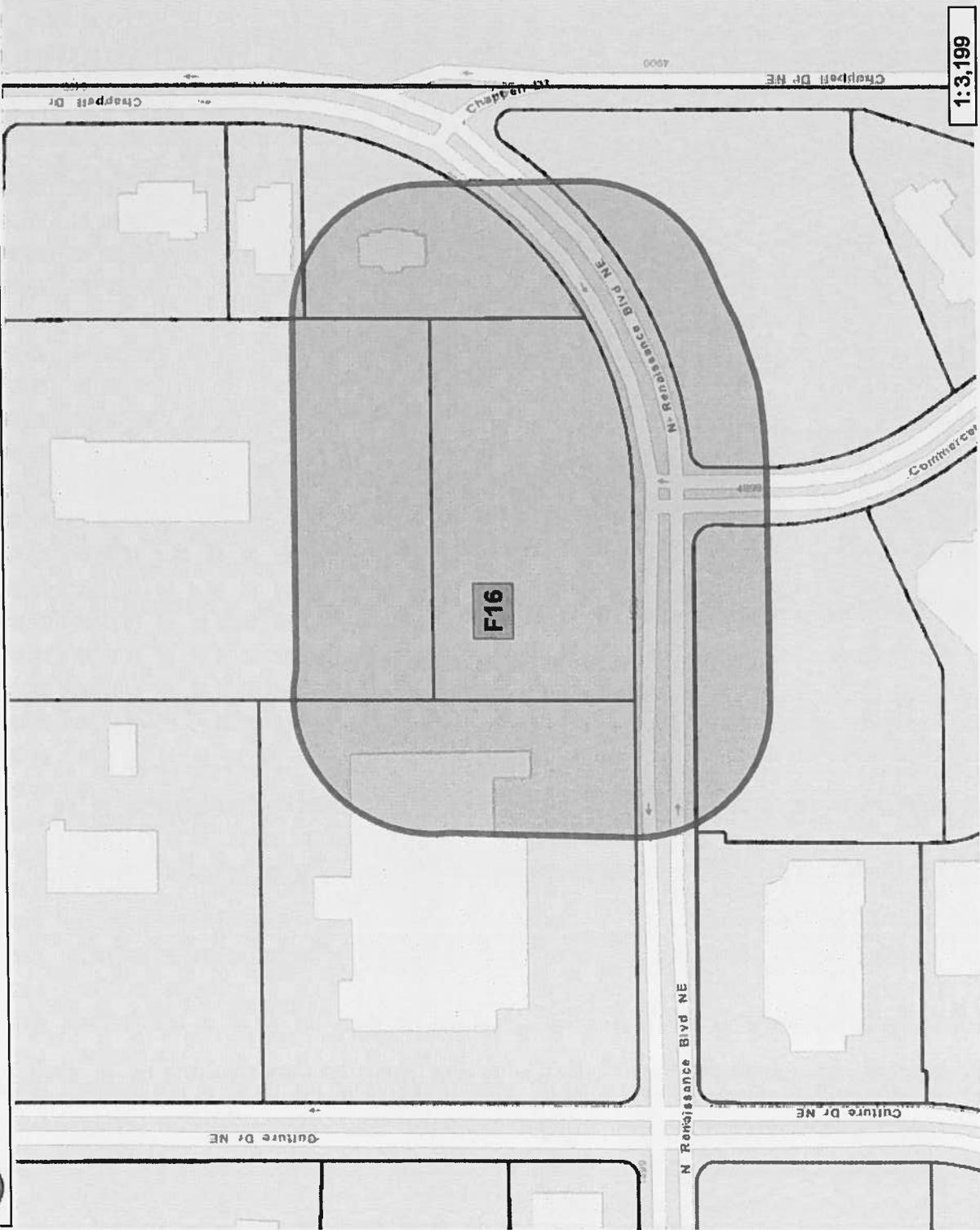
**Special Instructions:**

**Notice must be mailed from the  
City 15 days prior to the meeting.**

**Date Mailed:** 06/21/17

**Signature:** 

1010484



1:3,199

**Legend**

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

**Notes**

Buffer: 200ft  
ROW: Renaissance Blvd. NE 100ft.

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

0.1 Miles

0.05

0

WELLS FARGO BANK NEW MEXICO N A  
UNION PENSION TRANS TRUST 93-2NM  
122 TULANE DR SE  
ALBUQUERQUE NM 87106-1440

ABQ SNF LLC C/O AS REALTY  
INVESTORS  
3710 S ROBERTSON BLVD SUITE 201  
BEVERLY HILLS CA 90212-2355

ROLLING FRITO-LAY SALES LP C/O  
GEORGE MCELROY & ASSOC  
3131 S VAUGHN WAY SUITE 301  
AURORA CO 80014-3509

RENAISSANCE INDUSTRIAL PARTNERS  
LLC  
123 E MARCY ST  
SANTA FE NM 87501-2018

GLADS HOLDINGS LLC  
4921 CHAPPELL RD NE  
ALBUQUERQUE NM 87107

MECHANICAL CONTRACTORS ASSN C  
NM HEATING/PLUMBING WORK FUNE  
4901 CHAPPELL DR NE  
ALBUQUERQUE NM 87107-6825

North Valley Coalition  
Peggy Norton  
PO Box 70232  
ABQ, NM 87197

North Valley Coalition  
Doyle Kimbrough  
2327 Campbell Rd. NW  
ABQ, NM 87104

Terra West, LLC  
5571 Midway Park Pl. Ne  
ABQ, NM 87109

Union Pension Trans Trust 93-2NM  
122 Tulane Dr. SE  
ABQ, NM 87106

District 4 Coalition of N.A.'S  
Michael Pridham  
6413 Northland Ave. NE  
ABQ, NM 87109

District 4 Coalition of N.A.'S  
Tony Huffman  
9712 Sand Verbena Trl. NE  
ABQ, NM 87122



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, July 13, 2017 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items.

Distribution of the Planning Department's staff reports regarding the following items will occur at a **Case Distribution Session on Thursday, July 6, 2017 at 3:00 p.m.** in in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

 **Project# 1010484**

17EPC-40015 Zone Map Amendment (Zone Change)

Tierra West LLC, agent for Union Pension Trans Trust 93-2NM, requests the above action for all or a portion of Tract 9A-1B, Plat of Tracts 941A & 9A1B, Renaissance Center, zoned SU-1 for IP Uses to SU-1 IP Uses and Hospital, located on Renaissance Blvd. north of Commerce Drive NE and west of Chappell Drive NE, containing approximately 3.75 acres.

(F-16) Staff Planner: Maggie Gould

**Project# 1011268**

17EPC-40016 Zone Map Amendment (Zone Change)

Wilson and Company Inc., agent for Buttry and Brown Development LLC, requests the above action for all or a portion of Tract 2-A-2-A, Black Ranch zoned SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor to SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor and Hospital located on Valley View Drive NW north of Paseo del Norte and east of Coors Blvd NW, containing approximately 1.40 acre(s).  
(C-13) Staff Planner: Michael Vos

**Project# 1011247**

17EPC-40014 Sector Development Plan Map Amendment (Zone Change)

Garcia/Kraemer & Associates, agent for Community Dental Services Inc. requests the above actions for all or a portion of Tracts 310, 307B, 308A, and 308B zoned SU-2 MR to SU-2 LCR located on the east side of Williams Street south of Thaxton Avenue SE and north of Gerald Avenue SE, containing approximately 1.4 acres. (L-14) Staff Planner: Cheryl Somerfeldt

Details of these applications may be examined at the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street NW, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call 924-3860. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at the public hearing should call 924-3860.

Karen Hudson, Chair  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 21, 2017.**

APPROVED

  
Kym Dicome

Urban Design & Development  
Planning Department

2592 7012 1010 0002 6708 6821

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