Environmental Planning Commission

Agenda Number: 03
Project Number: 1011268
Case Number: 17EPC- 40016
Hearing Date: July 13, 2017

Staff Report

Agent	Wilson & Company
Applicant	Buttry & Brown Development, LLC
Request	**Zone Map Amendment (Zone Change)**
Legal Description	Tract 2-A-2-A, Black Ranch
Location	Valley View Drive NW, east of Coors Blvd and north of Paseo del Norte
Size	1.4 acres
Existing Zoning	SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor
Proposed Zoning	SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor and Hospital

Staff Recommendation

APPROVAL of Project # 1011268
Case # 17EPC-40016
based on the
Findings and subject to the
Condition of Approval
included within this report

Staff Planner

Michael Vos, AICP – Planner

Summary of Analysis

The request is for a Zone Map Amendment (Zone Change) for Tract 2-A-2-A, Black Ranch, an approximately 1.40 acre site located on Valley View Drive NW.

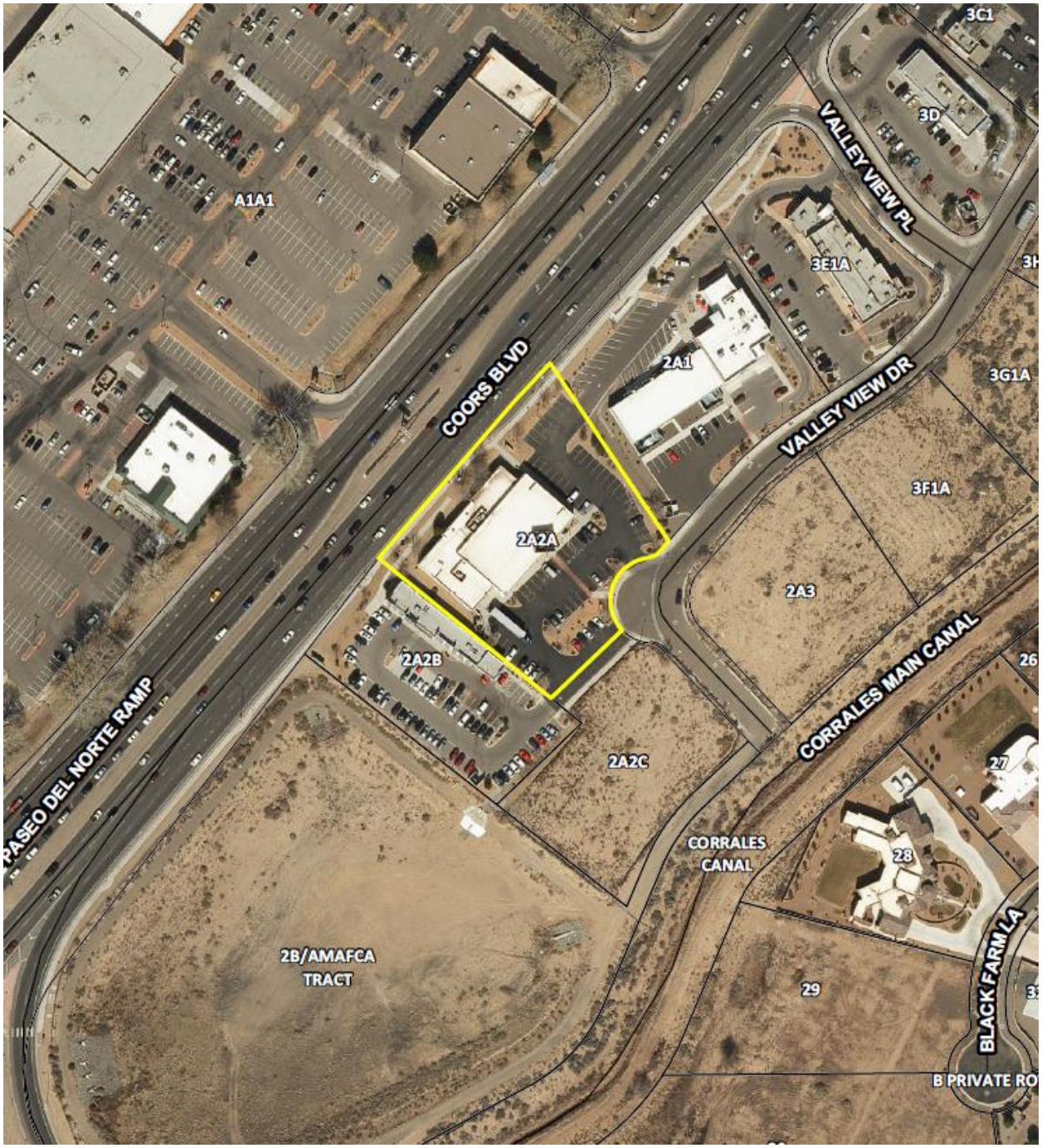
The applicant is proposing to add a Hospital use to the existing SU-1 designation while keeping all other currently allowed uses.

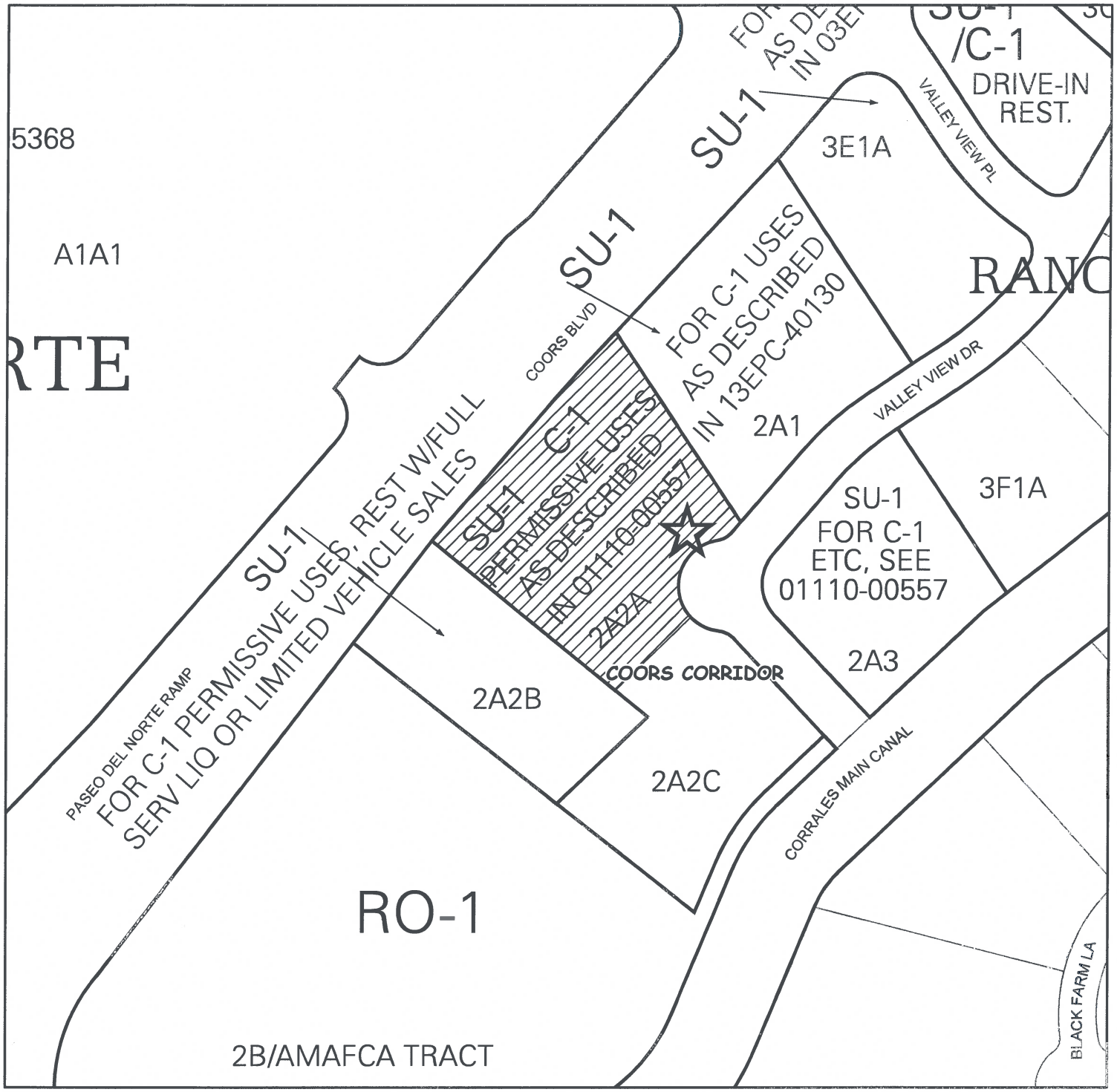
The request has been justified pursuant to R-270-1980 based on changed community conditions and the request being more advantageous to the community in accordance with the Comprehensive Plan and other applicable plans.

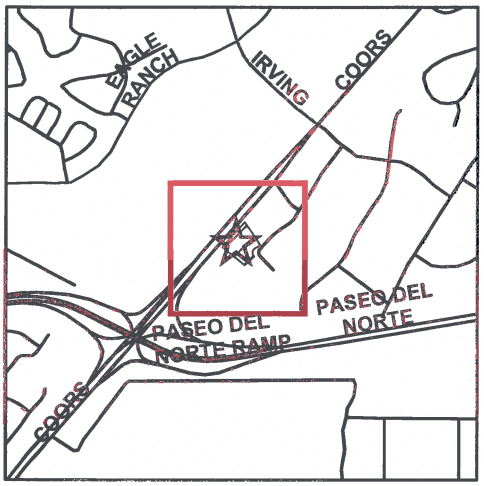
Five different neighborhood associations and coalitions and property owners within 100 feet were notified of the request. The applicant held an informational meeting prior to submitting the application, but a facilitated meeting was not recommended nor held. There is no known opposition to this request.

Staff recommends approval with the findings outlined in this report and subject to one condition to complete a site development plan for building permit for the new use.

Map


3C1
3D
VALLEY VIEW PL
A1A1
3E1A
2A1
COORS BLVD
VALLEY VIEW DR
3G1A
3F1A
2A2A
2A3
2A2B
CORRALES MAIN CANAL
PASEO DEL NORTE RAMP
2A2C
27
11
CORRALES
CANAL
28
2B/AMAFCA
TRACT
29
BLACK FARM LA
B PRIVATE RO



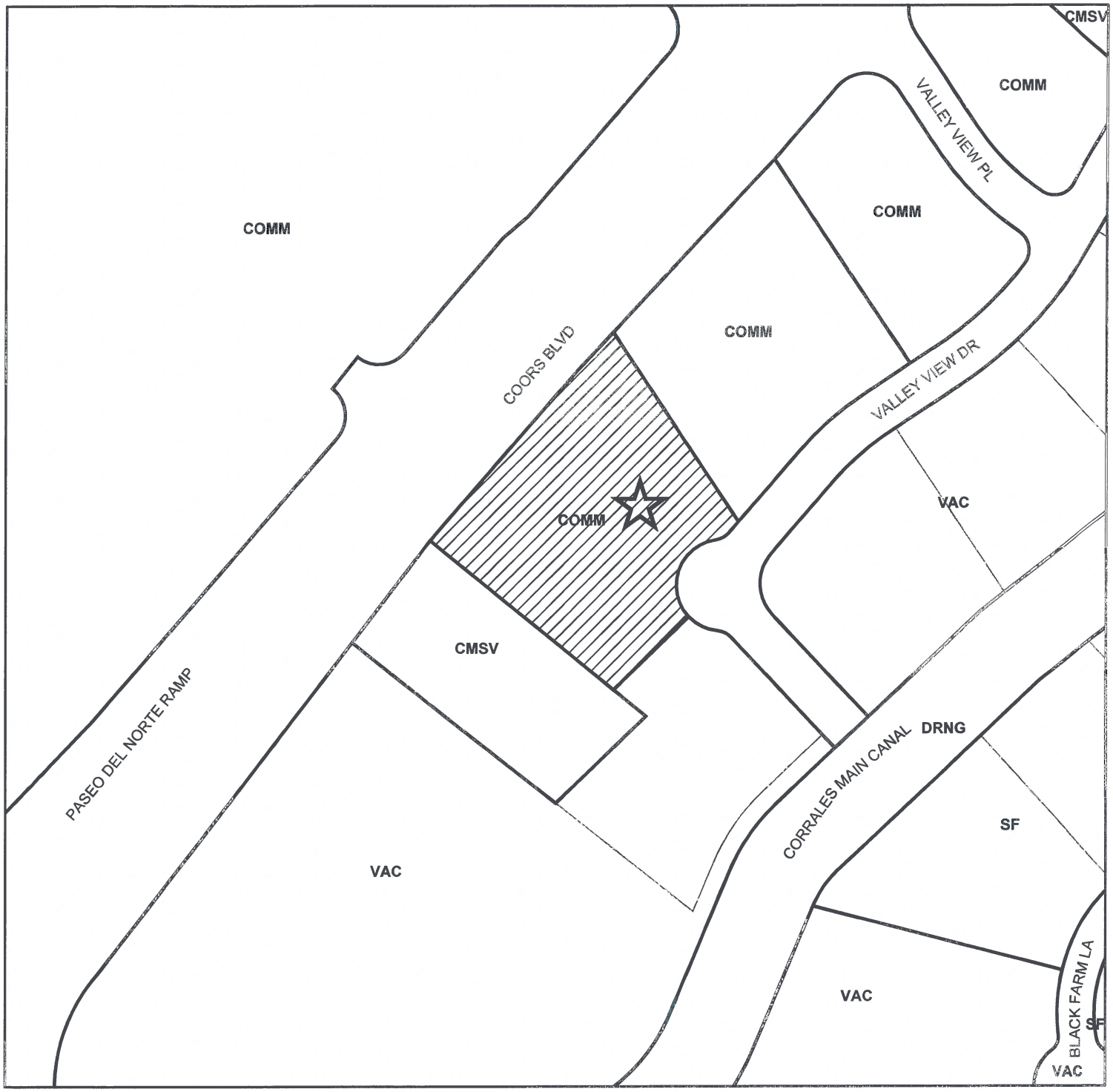


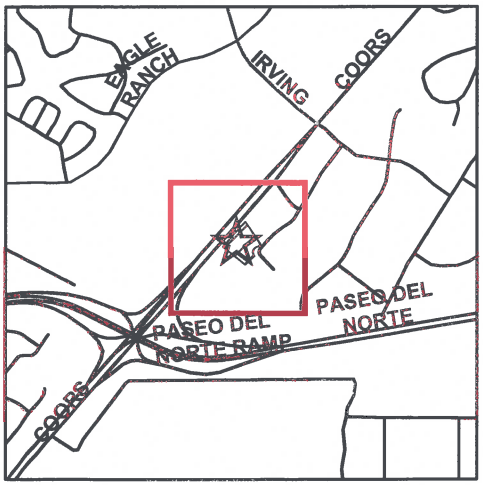
ZONING MAP

Note: Grey shading indicates County.

1 inch = 150 feet

Project Number:
1011268
Hearing Date:
07/13/2017
Zone Map Page: C-13
Additional Case Numbers:
17EPC-40016





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

AGIS

1 inch = 150 feet

Project Number: 1011268
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HISTORY MAP

Note: Grey shading indicates County.

1 inch = 150 feet

Project Number:
1011268
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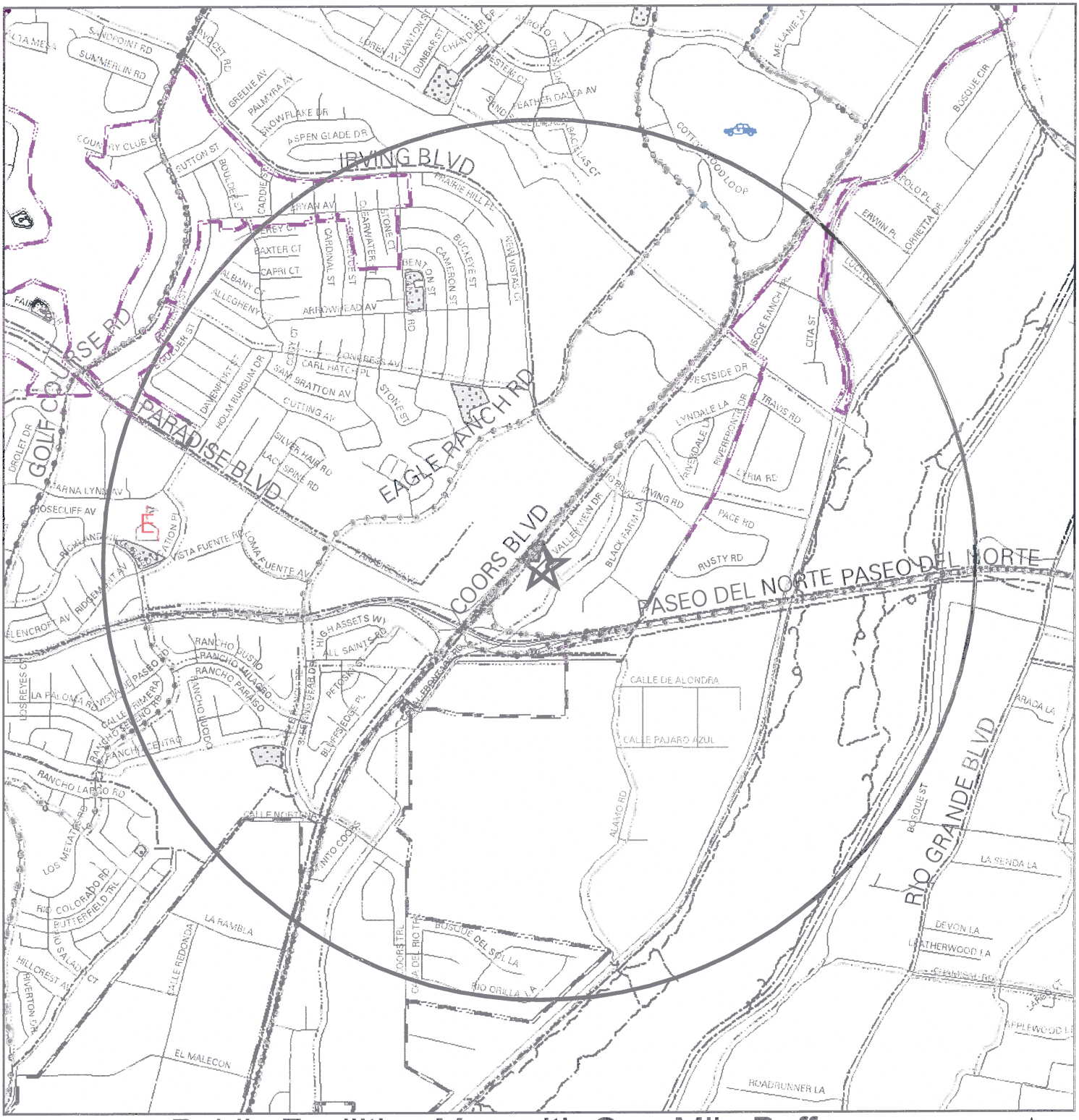

Public Facilities Map with One-Mile Buffer

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

Project Number: 1011268

0 0.5 1 Miles

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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor	Area of Change; Westside Strategic Plan (WSSP) and Coors Corridor Plan	Commercial Retail
North	C-2 (SC)	Area of Change; Coors/Paseo del Norte Activity Center; WSSP and Coors Corridor Plan	Commercial Retail
South	SU-1 for C-1 Permissive Uses, Restaurants with full service liquor or limited vehicle sales; RO-1	Area of Change and Area of Consistency; WSSP and Coors Corridor Plan	Commercial Service and Vacant
East	SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor; RA-1	Area of Change and Area of Consistency; WSSP and Coors Corridor Plan	Vacant, Drainage & Single-Family Residential
West	C-2 (SC)	Area of Change; Coors/Paseo del Norte Activity Center; WSSP and Coors Corridor Plan	Commercial Retail

B. Proposal

The request is for a Zone Map Amendment (Zone Change) for Tract 2-A-2-A, Black Ranch, a 1.4 acre site located on Valley View Drive NW on the east side of Coors Blvd NW and north of Paseo del Norte (the "subject site").

The property is currently zoned SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor, and the applicant is proposing to amend the SU-1 designation to also allow for a hospital. The zone change to allow for a hospital is being done so the existing building on the subject site can be rennovated and used as a micro-hospital, which is a 24/7 facility that is a hybrid between a full-size hospital and an urgent care. The micro-hospital meets state licensing requirements and may have 7 to 8 ER bays and 4 to 10 overnight stay beds and includes services such as MRI/CT Scans. More complex services such as surgeries are not handled in these facilities, and there is limited ambulance service to and from the facility because of the types of patients it serves.

The Zoning Code does not differentiate between different types of hospitals and defines a *Hospital for Human Beings* as "An establishment that provides ¬ through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous licensed professional nursing services ¬ diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions, including mental illness. A facility licensed by the state as a general, limited, or special hospital is presumed to be a hospital for human beings." As a licensed facility with overnight stays, the proposed micro-hospital meets this definition.

Hospitals are listed as a Special Use within the SU-1 Special Use Zone 14-16-2-22 (B)(18) and are not allowed in another zone under current zoning regulations.

The applicant is only requesting approval of a zone change at this time, but as the request is for an SU-1 zone the Zoning Code requires the application be accompanied by a site plan that includes all of the minimum elements of a Site Development Plan for Subdivision (Section 14-16-1-5, Site Development Plan (1)(a)).

The applicant has submitted an illustrative site development plan that fulfills these requirements to assist the Environmental Planning Commission (EPC) in understanding how the proposed hospital use may alter the existing site design. As the applicant is not requesting approval of the site development plan at this time, a condition of approval has been included for the applicant to submit a Site Development Plan for Building Permit for approval prior to the zone change becoming effective in accordance with Section 14-16-2-22 SU-1 Special Use Zone. The applicant's intent is to submit an amendment to the existing site development plan that was previously approved for Grandma's Music and Sound, the current tenant of the subject site. This requirement must be met within six months in accordance with Section 14-16-4-1 Amendment Procedure (C)(16).

C. EPC Role

The EPC is hearing this case because the EPC has the authority to hear all zone map amendment cases and make decisions on those cases that are for sites less than one block or 10 acres in size. The EPC is the final decision-making body, unless the decision is appealed, pursuant to Zoning Code Section 14-16-4-1 Amendment Procedure. 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(A)(2) Appeal. This is a quasi-judicial matter.

D. History/Background

The Subject Site was part of a larger annexation of land located on Coors Blvd NW between Paseo del Norte and Irving Blvd NW, which included Tracts 2A, 2B, 2C, 3B, 3C, 3F1, 3G1, 3H, 3I, and 3J of Black Ranch (see Council Bill No. O-01-133, Enactment No. 56-2001).

The EPC heard the annexation request at its June 2001 hearing and recommended approval to the City Council. The City Council approved the annexation and established zoning for the tracts as follows:

Tracts	Zoning
2A, 2B, 2C	SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor
2D	RO-1
3B	C-1
3C	SU-1 for C-1
3F1, 3G1, 3H, 3I, 3J	O-1

Since the annexation, the subject site has been developed as a commercial retail use. Other sites have also been developed over time, through a series of zone changes and site development plan requests that have come before the EPC. Most recently, a zone change and site development plan for building permit was reviewed and approved just to the northeast of the subject site to allow for an indoor shooting range (Project #1001206, 13EPC-40150), and to the east of the subject site three tracts that were zoned O-1 were rezoned to C-1 in March 2017 (Project #1011130, 17-EPC-40002).

E. Context

The 1.4 acre subject site is currently developed as Grandma's Music and Sound retail store located on the east side of Coors Blvd NW between Paseo del Norte and Irving Blvd. The entrance to the property is from Valley View Drive NW.

Located north and west of the subject site on the other side of Coors Blvd is a shopping center zoned C-2, which is part of the Coors/Paseo del Norte Activity Center.

To the northeast of the subject site is a Calibers shooting range and directly east is a vacant commercial property with SU-1 zoning. Other properties toward the east include three tracts that were recently rezoned from O-1 to C-1, as well as properties zoned RA-1 east of the Corrales Main Canal within Black Farm Estates. South of the Subject site are other commercial properties including an Enterprise car sales business and an AMAFCA-owned drainage parcel zoned RO-1.

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 Coors Blvd and Paseo del Norte as Regional Principal Arterials.

The LRRS designates Irving Blvd west of Coors as a Community Principal Arterial.

Access to the subject site is from Valley View Drive, which is a local road.

G. Comprehensive Plan Corridor Designations

The Comprehensive Plan designates Coors Blvd as a Major Transit Corridor. Paseo del Norte is designated a Commuter Corridor, as well as Premium Transit.

H. Trails/Bikeways

There are existing bike lanes along portions of Coors Blvd in the area with other lanes proposed. There is a bike route connecting to the Paseo del Norte trail on the south side of Paseo del Norte, but this is not well accesible from the subject site because of the Coors and Paseo del Norte interchange.

The Bikeways and Trails Facilities Plan identifies a proposed unpaved trail along the Corrales Main Canal east of the subject site.

I. Transit

The Route 155 Coors, Route 96 Crosstown Commuter, and Route 790 Blue Line Rapid Ride buses pass by the subject site along Coors. The nearest stop on the same side of the road as the subject site is approximately 1400 feet away near the Coors and Irving intersection. The southbound stop on the opposite side of Coors is approximately 400 feet north of the subject site. The Transit Department had no comments on this application.

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 current zoning of the subject site is SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor. The SU-1 zone "provides suitable sites for uses which are special because of infrequent occurance, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design."

The proposed zoning retains the SU-1 designation and currently allowed uses while adding an additional hospital use. Hospitals are a listed special use within the SU-1 zone and are not otherwise allowed in another zone under current regulations.

Approval of the request would allow the applicant to develop the site with a hospital, and the applicant's intent is to remodel the existing building for a micro-hospital. Prior to finalization of the zone change and development, a Site Development Plan for Building Permit must be approved by the EPC in accordance with Section 14-16-2-22 SU-1

Special Use Zone, which allows the site development plan to be approved as part of the zone change or at a later date. An illustrative site plan has been submitted to inform the EPC of the potential changes in site design that will occur because of the proposed Hospital use. The applicant's intent is to bring forward an amendment to the Site Development Plan for Building Permit that was previously approved for the existing retail store with changes to the building elevations and signage, and site and parking modifications to accommodate an emergency generator, ambulance parking, and patient drop-off areas. This site plan requirement must be met within six months in accordance with Section 14-16-4-1 Amendment Procedure (C)(16).

B. Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the areas designated Area of Change by the Comprehensive Plan. Applicable policies include:

Plan Element 5: Land Use

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

The request furthers Policy 5.1.6 because the subject site, while not within the designated Coors/Paseo del Norte activity center, is adjacent to the activity center within a commercial development, and the proposed use will provide new medical services to meet the needs of nearby residents.

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

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

The request furthers Policy 5.2.1 a) because the requested zone change will encourage development that will bring services that are easily accessed by all residents. The proposed use of the subject site will add to a mix of uses conveniently accessible from the Northwest Mesa and North Valley via Coors Blvd and Paseo del Norte.

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

The request furthers Policy 5.3.1 because rezoning the subject site supports renovation of an existing building in an area with existing infrastructure including paved roads and utilities.

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

The request furthers Goal 5.4 because the zone change request will allow for a micro-hospital that will create additional high paying medical jobs west of the Rio Grande.

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

(c) Prioritize incentives and support for employers providing base employment on the West Side.

The request furthers Policy 5.4.2 c) because approval of the request supports the provision of jobs on the West Side.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

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 request will allow for development of a micro-hospital that will provide additional employment opportunities in an area designated as an Area of Change that is currently dominated by retail and restaurant jobs thus furthering Policy 5.6.2 b).

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

The proposed use will have minimal impacts on adjacent properties. In particular, the tenant will enter into a contract with an ambulance company, which will minimize the noise and light impacts associated with such use thus furthering Policy 5.6.2 f).

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

The request furthers Policy 5.6.2 g) because the subject site is located in a developed area with existing infrastructure and community services.

(h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request furthers Policy 5.6.2 h) because the subject site is located just north of the intersection of Coors Blvd and Paseo del Norte, two major roadways, and multiple transit routes pass by the site along Coors Blvd.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request furthers Policy 5.6.4 because the subject site does not immediately abut an Area of Consistency, but also the applicant is not proposing changes to the existing building height or massing as shown in the conceptual site plan and elevation drawings associated with this request. The existing site improvements provide an

appropriate buffer between the residential uses to the east and the busy Coors Blvd roadway and other commercial development to the west.

Plan Element 11: Heritage Conservation

Policy 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

The request furthers Policy 11.3.5 because the subject is along Coors Boulevard and is subject to the Coors Corridor Plan view regulations through an approved Site Development Plan for Building Permit, and any future development or changes to the site must also comply through the site development plan process.

Plan Element 12: Infrastructure, Community Facilities & Services

Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

The request furthers Policy 12.3.3 because the proposed micro-hospital will provide additional emergency medical services not offered by urgent care clinics in an area where such services are not available in close proximity as the nearest hospitals – Lovelace Westside and Presbyterian Rust Medical Center – are located more than two miles away and there are no hospitals west of the Rio Grande located south of the subject site.

C. Westside Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was adopted in 1997 and amended several times since. The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Paradise community, which lies between the Calabacillas Arroyo to the north and Paseo del Norte to the south.

Plan Goal 6: Protecting significant natural assets of the West Side (escarpment, bosque, open space, views, clean air and water) is a primary goal of long range planning efforts in the area.

The request furthers Plan Goal 6 because changing the zoning for the proposed use will not impact the Bosque, open space, or views of the Sandia Mountains as the subject site is already developed and future development will be in conformance with an approved site development plan that will maintain view planes as also discussed in the finding for Comprehensive Plan Policy 11.3.5.

Plan Goal 10: The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

The request furthers Plan Goal 10 because the proposed hospital use will complement other uses in the area, thus creating a more complete community where residents can

live, work, shop, and play within the Paradise community area of the Westside Strategic Plan.

D. Coors Corridor Plan (Rank 3)

The Coors Corridor Plan (CCP) is a Rank 3 sector plan first adopted in 1984 and amended in 1989, 1995, and 2003. The Coors Corridor area extends from Central Avenue to NM 528/Corrales Road and divides the corridor into four segments with properties in Segments 3 and 4 subject to view preservation regulations. The subject site is in Segment 3 North.

The request generally <u>furthers</u> the Coors Corridor Plan by maintaining its limited access to Coors Boulevard, a principal arterial, and by providing a use designated in the plan as part of a workable land use program. The development will continue to comply with the Coors Corridor view regulations as any changes to the site will undergo a review as part of a Site Development Plan for Building Permit.

E. 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; 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.

F. 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.

Applicant's Response: The proposed zone change is consistent with the health, safety, morals and general welfare of the City. This request will allow the addition of a medical care provider by allowing redevelopment of the current site from its retail use to that of a Micro Hospital. The Micro Hospital use located on Coors Blvd, just north of Paseo Del Norte will provide medical services which are not currently provided in the immediate vicinity.

Applicant's Supplemental Response: Policy 12.2.3 (a) of the Albuquerque/Bernalillo Comprehensive plan discusses making access to both private and community services more convenient for residents of surrounding neighborhoods and communities. This hospital would greatly facilitate access to medical services for nearby communities. The Comp Plan (12-24 Plan Element "Infrastructure, Community Facilities & Services"), also mentions the importance of Hospitals and that "Albuquerque is the hub of major health care institutions that serve residents of the metropolitan area and from across the state. The addition of this micro hospital will be adding a type of neighborhood sized medical service offering 24/7 emergency care that is not currently available in this vicinity.

The applicant's updated justification letter dated June 30, 2017 and the policies cited substantiate the claim that the request is consistent with the health, safety, morals, and general welfare of the city.

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.

Applicant's Response: This proposed change will provide significant improvements to the existing building and will provide an attractive addition to the development. It will help stabilize the area with a long term tenant providing needed medical services.

Applicant's Supplemental Response: Because of the very limited size and type of use of this requested change there will not be the risk of negatively effecting the stability of land use for this site and the change will stabilize land use in the area going forward. Because the tenant plans to immediately occupy the building upon the completion of renovations, this will avoid the possibility of a having a vacant building in the neighborhood.

The proposed zoning will allow for the same uses as allowed by the current SU-1 zone plus a singular additional use as a hospital. Allowing the proposed micro-hospital will provide significant site improvements, stabilize the area with a long-term tenant, and provide needed services to the area leading to land use stability.

c) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

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.

(2)Changed neighborhood or community conditions justify the change.

Applicant's Response: The residential development has continued to the northwest of the site, increasing the population density within close proximity of the site so that the neighborhood demand for medical care and emergency room services is greater now and this changed condition justifies the change.

Applicant's Supplemental Response: The existing use at the applicant's site has been operating for many years. During this time, the West Side has experienced significant commercial and residential growth so the conditions have changed since the existing tenant began operating at the site. These changed conditions have created increased demand for hospital services in the area as evidenced by the fact that the nearest hospital is approximately three miles from the site. The increased commercial development, heavier use of the traffic grid by commuters, and increased multi-family development close by have all changed the conditions so that demand for a hospital has increased.

(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) of (D)(2) above do not apply.

Applicant's Response: As stated above in response to specific Comprehensive Plan Policies and Goals, the Applicant's new use will provide medical services and Emergency Room services to a neighborhood that is currently not served. The closest Emergency Room to the site is approximately three miles away. The applicant will be renovating an existing building, utilizing existing infrastructure at a site which has excellent existing access to Coors Blvd. This different use category will be more advantageous to the community, as articulated by the Comprehensive Plan.

The existing zoning is inappropriate because it predates significant growth that has occurred in the area since the subject site was annexed. Changed community conditions include continued growth of both single-family and multi-family residential thus increased demand for medical services on the West Side. The requested zone will allow for development of a needed hospital use. In addition to changed community conditions, the proposed hospital use furthers numerous goals and policies of the Comprehensive Plan as shown in the policy analysis, thus the request is more advantageous to the community.

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.

Applicant's Response: This zone change will not cause harm to the adjacent property,

Applicant's Supplemental Response: As stated within this letter, any increase in noise or lights caused by ambulances accessing the site is expected to minimal and since the hospital will operating 24/7 when ambulance access does happen, it can be expected to occur randomly throughout the day. Traffic patterns at the site will change based upon the 24/7 use versus the current tenant which does not operate 24/7, but the limited traffic generated by this small tenant will not be harmful to adjacent property (a TIS was not required for the applicant). It is significant to note that, following notices, there has been no neighborhood opposition. In addition, the original developer of Black Ranch, John Black, continues to own one tract within the development and has approved the zone map amendment and the relatively minor changes to the existing building.

The proposed zone will allow for only one additional use from what is currently allowed at the subject site. That use, a hospital, will have minimal traffic impacts that are dispersed throughout the day and any noise and lights associated with the use will be minimal.

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.

Applicant's Response: This zone change will not be utilized through land development and will not require major or unprogrammed capital expenditures by the city.

Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has infrastructure.

g) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's Response: The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.

Economic considerations are not the determining factor in the request, rather the request is justified based on changed community conditions and being more advantageous to the community in accordance with the policies of the Comprehensive Plan.

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

Applicant's Response: The site's location on Coors Blvd. is a factor however, it is not the primary justification for a zone change.

The request is not justified by its location along Coors Blvd. Instead, the request is justified based on changed community conditions and as being more advantageous to the community as articulated by the Comprehensive Plan.

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.

Applicant's Response: The request is not considered a "spot zone."

Applicant's Supplemental Response: The zone map amendment to add Hospital to the existing SU-1 designation is not "spot zoning" as defined in New Mexico case law because the proposed change does not wrench this lot from its existing environment or disturb the tenor of the neighborhood. Note the existing zone allows for a liquor establishment and a hotel. The zone change would be consistent with the comprehensive plan and not inconsistent with the surrounding properties and does not harm neighboring properties or community welfare. In fact, adding a hospital would benefit community welfare. As stated above, there has been no neighborhood opposition and the original developer of Black Ranch, John Black, continues to own one tract within the development and has approved the zone map amendment and the relatively minor changes to the existing building.

While SU-1 zones are all "spot zones" by nature, the requested SU-1 zone is substantially similar to the surrounding zones that are also SU-1. In addition, the requested hospital use must be accomplished through the SU-1 zone in order to comply with the Zoning Code, and the applicant has justified the change showing that the proposed zone and use clearly facilitates realization of the Comprehensive Plan as outlined in the policy analysis of this report.

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.

Applicant's Response: The request is not considered "strip zoning."

The request is not for a strip of land along a street, so it does not constitute a request for strip zoning.

III. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies

The request was reviewed by internal and external agencies from June 5, 2017 until June 22, 2017 and any comments received are included in this report. No adverse comments were made with regard to this zone change request.

B. Neighborhood/Public

The Paradise Hills Civic Association, Riverfronte Estates Neighborhood Association, Taylor Ranch Neighborhood Association, and Westside Coalition of Neighborhood Associations were notified of the request, as well as property owners within 100 feet.

A facilitated meeting was not recommended nor held for this request. The applicant held an informational meeting to introduce the project to interested neighbors on May 23, 2017 at the Taylor Ranch Community Center.

No public comments have been received as of the writing of this staff report.

IV. CONCLUSION

The request is for a Zone Map Amendment (Zone Change) for Tract 2-A-2-A, Black Ranch, an approximately 1.40 acre site located on Valley View Drive NW east of Coors Blvd NW and north of Paseo del Norte (the "subject site").

The property is currently zoned SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor. The proposed zoning retains the SU-1 designation and currently allowed uses while adding an additional hospital use. Hospitals are a listed special use within the SU-1 zone and are not otherwise allowed in another zone under current regulations.

The request is generally consistent with and furthers numerous goals of the updated 2017 Comprehensive Plan, and is well justified in accordance with R-270-1980.

As explained in detail in the Proposal Section at the beginning of this report, a site development plan must accompany a request for SU-1 zoning. The applicant has submitted a conceptual site development plan and proposed building elevations with this request to help show what the proposed changes to the site will be; however, the applicant is only requesting approval of the zone change at this time and not requesting approval of a site development plan. As such, a condition of approval has been recommended to ensure that a Site Development Plan for Building Permit (or an amendment to the existing Site Development Plan for Building Permit for the subject site) be reviewed and approved by the EPC prior to the zone change becoming effective in accordance with Section 14-16-2-22 SU-1 Special Use Zone. This requirement must be met within six months in accordance with Section 14-16-4-1 Amendment Procedure (C)(16).

Staff recommends approval of the request based on the findings and subject to the condition of approval outlined in this report.

FINDINGS, Zone Map Amendment

Project # 1011232, Case # 17EPC-40011

1. This is a request for a Zone Map Amendment (Zone Change) for Tract 2-A-2-A, Black Ranch located on Valley View Drive NW, east of Coors Blvd NW and north of Paseo del Norte containing approximately 1.40 acres.
2. The subject site is currently zoned SU-1 for C-1 Permissive Uses and Hotel not to exceed two stories and Restaurants with full service liquor. The proposed zoning retains the SU-1 designation and currently allowed uses while adding an additional hospital use. Hospitals are a listed special use within the SU-1 zone and are not otherwise allowed in another zone under current regulations.
3. The existing SU-1 zoning is the original zoning of the subject site from annexation. Other recent requests near the subject included zone changes to facilitate development including for the shooting range to the northeast of the subject site (Project #1001206, 13EPC-40150) and for properties located east of the subject site (Project #1011130, 17EPC-40002).
4. In order to finalize the zone change, a Site Development Plan for Building Permit is required to be approved by the EPC within six months in accordance with Section 14-16-4-1 Amendment Procedure (C) (16). The applicant's intent is to bring forward an amendment to the site development plan for building permit that was approved for the existing retail store.
5. The 2017 Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan), West Side Strategic Plan, Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Area of Change of the Comprehensive Plan. The request is in compliance with and furthers the following applicable goals and policies of the Comprehensive Plan:

   Plan Element 5: Land Use

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

   The request <u>furthers</u> Policy 5.1.6 because the subject site, while not within the designated Coors/Paseo del Norte activity center, is adjacent to the activity center within a commercial development, and the proposed use will provide new medical services to meet the needs of nearby residents.

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

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

The request furthers Policy 5.2.1 a) because the requested zone change will encourage development that will bring services that are easily accessed by all residents. The proposed use of the subject site will add to a mix of uses conveniently accessible from the Northwest Mesa and North Valley via Coors Blvd and Paseo del Norte.

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

The request furthers Policy 5.3.1 because rezoning the subject site supports renovation of an existing building in an area with existing infrastructure including paved roads and utilities.

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

The request furthers Goal 5.4 because the zone change request will allow for a micro-hospital that will create additional high paying medical jobs west of the Rio Grande.

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

(c) Prioritize incentives and support for employers providing base employment on the West Side.

The request furthers Policy 5.4.2 c) because approval of the request supports the provision of jobs on the West Side.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

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 request will allow for development of a micro-hospital that will provide additional employment opportunities in an area designated as an Area of Change that is currently dominated by retail and restaurant jobs thus furthering Policy 5.6.2 b).

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

The proposed use will have minimal impacts on adjacent properties. In particular, the tenant will enter into a contract with an ambulance company, which will minimize the noise and light impacts associated with such use thus furthering Policy 5.6.2 f).

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

The request furthers Policy 5.6.2 g) because the subject site is located in a developed area with existing infrastructure and community services.

(h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request furthers Policy 5.6.2 h) because the subject site is located just north of the intersection of Coors Blvd and Paseo del Norte, two major roadways, and multiple transit routes pass by the site along Coors Blvd.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request furthers Policy 5.6.4 because the subject site does not immediately abut an Area of Consistency, but also the applicant is not proposing changes to the existing building height or massing as shown in the conceptual site plan and elevation drawings associated with this request. The existing site improvements provide an appropriate buffer between the residential uses to the east and the busy Coors Blvd roadway and other commercial development to the west.

Plan Element 11: Heritage Conservation

Policy 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

The request furthers Policy 11.3.5 because the subject is along Coors Boulevard and is subject to the Coors Corridor Plan view regulations through an approved Site Development Plan for Building Permit, and any future development or changes to the site must also comply through the site development plan process.

Plan Element 12: Infrastructure, Community Facilities & Services

Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

The request furthers Policy 12.3.3 because the proposed micro-hospital will provide additional emergency medical services not offered by urgent care clinics in an area where such services are not available in close proximity as the nearest hospitals – Lovelace Westside and Presbyterian Rust Medical Center – are located more than two miles away and there are no hospitals west of the Rio Grande located south of the subject site.

7. The subject site is within Paradise Community of the West Side Strategic Plan (WSSP) and furthers the following goals of the plan:

Plan Goal 6: Protecting significant natural assets of the West Side (escarpment, bosque, open space, views, clean air and water) is a primary goal of long range planning efforts in the area.

The request furthers Plan Goal 6 because changing the zoning for the proposed use will not impact the Bosque, open space, or views of the Sandia Mountains as the subject site is already developed and future development will be in conformance with an approved site development plan that will maintain view planes as also discussed in the finding for Comprehensive Plan Policy 11.3.5.

Plan Goal 10: The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

The request furthers Plan Goal 10 because the proposed hospital use will complement other uses in the area, thus creating a more complete community where residents can live, work, shop, and play within the Paradise community area of the Westside Strategic Plan.

8. The request is within the boundaries of and generally furthers the Coors Corridor Plan by maintaining its limited access to Coors Boulevard, a principal arterial, and by providing a use designated in the plan as part of a workable land use program. The development will continue to comply with the Coors Corridor view regulations as any changes to the site will undergo a review as part of a Site Development Plan for Building Permit.

9. The zone change request has been justified pursuant to *R-270-1980* as follows:

   A. The applicant's updated justification letter dated June 30, 2017 and the policies cited substantiate the claim that the request is consistent with the health, safety, morals, and general welfare of the city.

   B. The proposed zoning will allow for the same uses as allowed by the current SU-1 zone plus a singular additional use as a hospital. Allowing the proposed micro-hospital will provide significant site improvements, stabilize the area with a long-term tenant, and provide needed services to the area leading to land use stability.

   C. The request is consistent with and furthers adopted plans and policies, including the Comprehensive Plan, Westside Strategic Plan, and Coors Corridor Plan as summarized in Findings 6 through 8.

   D. The existing zoning is inappropriate because it predates significant growth that has occurred in the area since the subject site was annexed. Changed community conditions include continued growth of both single-family and multi-family residential thus increased demand for medical services on the West Side. The requested zone will allow for development of a needed hospital use. In addition to changed community conditions, the proposed hospital use furthers numerous goals and policies of the Comprehensive Plan and other plans as shown in Findings 6 through 8, thus the request is more advantageous to the community.

E. The proposed zone will allow for only one additional use from what is currently allowed at the subject site. That use, a hospital, will have minimal traffic impacts that are dispersed throughout the day and any noise and lights associated with the use will be minimal.

F. Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has infrastructure.

G. Economic considerations are not the determining factor in the request, rather the request is justified based on changed community conditions and being more advantageous to the community in accordance with the policies of the Comprehensive Plan.

H. The request is not justified by its location along Coors Blvd. Instead, the request is justified based on changed community conditions and as being more advantageous to the community as articulated by the Comprehensive Plan.

I. While SU-1 zones are all "spot zones" by nature, the requested SU-1 zone is substantially similar to the surrounding zones that are also SU-1. In addition, the requested hospital use must be accomplished through the SU-1 zone in order to comply with the Zoning Code, and the applicant has justified the change showing that the proposed zone and use clearly facilitates realization of the Comprehensive Plan and other applicable plans as outlined in Findings 6 through 8.

J. The request is not for a strip of land along a street, so it does not constitute a request for strip zoning.

10. The Paradise Hills Civic Association, Riverfronte Estates Neighborhood Association, Taylor Ranch Neighborhood Association, and Westside Coalition of Neighborhood Associations were notified of the request, as well as property owners within 100 feet. A facilitated meeting was not recommended nor held for this request. There is no known opposition to the request.

RECOMMENDATION

APPROVAL of 17EPC-40016, a request for Zone Map Amendment from 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 for Tract 2-A-2-A, Black Ranch, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL, Zone Map Amendment

Project # 1011268, Case # 17EPC-40016

1. Zone Map Amendment does not become effective until a Site Development Plan for Building Permit is approved by the DRB, pursuant to Section 14-16-4-1(C) (16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Michael J. Vos

Michael Vos, AICP
Planner

Notice of Decision cc list:

Wilson & Company, Inc.
Steve Brown, Buttry & Brown Development, LLC
Paradise Hills Civic Association
Riverfronte Estates Neighborhood Association
Taylor Ranch Neighborhood Association
Westside Coalition of Neighborhood Associations

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

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

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40016 Zone Map Amendment (Zone Change)
   - Identification: UPC – 101306429531310403
     a. No adverse comments
     b. Property is currently being served and has been served since 06/26/2008

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comment.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor?	Transit Route?	Current Service / Stops	Comments
Coors Boulevard Major Transit Corridor	Commuter Route 96 connects the Northwest Transit Center to Kirtland AFB; Fixed Route 155 runs the length of Coors Boulevard from Cottonwood to Gun Club Road; Rapid Ride Route 790 connects the Northwest Transit Center to UNM	There is a southbound stop for all three routes on the west side of Coors about 400 feet north of the site; the northbound part of the stop "pair" is about 1400 feet north of the site. With the width of Coors, the plethora of turning lanes, and the proximity of Paseo Del Norte it will be extremely difficult to get any better pedestrian connections.	No Comment

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes:

- Coors Blvd NW is functionally classified as a Principal Arterial in the project area.
- Coors Blvd NW is an Intelligent Transportation System (ITS) Corridor. Please consult with the reviewing agency's Traffic Engineering and/or ITS Department.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments at this time.

PUBLIC SERVICE COMPANY OF NEW MEXICO

View toward the west across the subject site.

View looking east from the subject site toward the Sandia Mountains.

View looking south across the subject site at the existing north building elevation.

View looking north from the subject site toward the Calibers shooting range property.

View to the west from the subject site looking across Coors Boulevard.

View from the sidewalk along Coors looking at the subject site toward the northeast.

HISTORY

CITY of ALBUQUERQUE
FOURTEENTH COUNCIL

COUNCIL BILL NO. O-01-133 ENACTMENT NO. 56-2001

SPONSORED BY: Alan B. Armijo

ORDINANCE

ANNEXATION, 01114 00556, ANNEXING 19.23 ACRES MORE OR LESS, LOCATED ON COORS BOULEVARD NW BETWEEN PASEO DEL NORTE AND IRVING NW; AMENDING THE ZONE MAP TO ESTABLISH SU-1 FOR C-1 PERMISSIVE USES AND HOTEL NOT TO EXCEED 2-STORIES IN HEIGHT AND RESTAURANTS WITH FULL-SERVICE LIQUOR FOR TRACTS 2A, 2B AND 2C, RO-1 FOR TRACT 2D, C-1 FOR TRACT 3B, SU-1 C-1 FOR TRACT 3C, AND O-1 FOR TRACTS 3F1, 3G1, 3H, 3I AND 3J, BLACK RANCH.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area annexed hereby presented a properly signed petition to annex the following territory: 19.23 acres, more or less, located on Coors Boulevard NW, between Paseo del Norte and Irving NW; and more particularly described as follows:

A. Tracts 2A, 2B, 2C and 2D, 3B and 3C, and 3F1, 3G1, 3H, 3I and 3J, Black Ranch.

B. All of the right-of-way adjoining the land described in A. of this section to the extent it is not already in the City.

Section 2. ANNEXATION ACCEPTED. The petition and the area specified in Section 1 above are accepted and the above territory is hereby annexed.

Section 3. FINDINGS ACCEPTED. The Council shall adopt the following zone map amendment findings recommended by the Environmental Planning Commission:

(A) This is a request for approval of annexation of an approximately 19.23 acre site located on Coors Boulevard NW between Paseo del Norte and Irving Boulevard; more particularly described as Tract 2A, 2B, 2C, 2D, 3F1, 3G1, 3H, 3I, 3J, 3B, and 3C, Black Ranch.

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(B) The subject request meets the policies for annexation into the city as outlined in *Resolution 54-1990* because it is contiguous to city boundaries, accessible to service providers, and the site can be provided with convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.

(C) The subject request meets the *Comprehensive Plan's* goal for this area to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

(D) The subject request meets the policies of the *West Side Strategic Plan* by proposing annexation that will allow for urban style services that are appropriate in the community. Annexation of the subject site would further the goals of the West Side Strategic Plan by providing the potential for further job growth and development of the area.

(E) The annexation request furthers Policy 4 of the land use and intensity of development section of the Coors Corridor Plan, which states "properties under county jurisdiction, which are now surrounded by City jurisdiction should be annexed as soon as possible".

(F) This is a request is for establishment of SU-1 for C-1 Permissive Uses and Hotel not to Exceed 2-Stories in Height and Restaurants with Full-Service Liquor for Tracts 2A, 2B and 2C. A zoning designation of RO-1 is requested for Tract 2D. Establishment of C-1 zoning is requested for Tract 3B. Establishment of SU-1 for C-1 is requested for Tract 3C. Establishment of O-1 zoning is requested for Tracts 3F1, 3G1, 3H, 3I and 3J.

(G) The subject request will meet all the requirements of *Resolution 270-1980* with the establishment of SU-1 for C-1 Permissive Uses and Hotel not to Exceed 2-Stories in Height and Restaurants with Full-Service Liquor, RO-1, C-1, SU-1 C-1, O-1 as these uses are more advantageous to the community than the existing zone category. In addition, the subject site meets the requirements of *Resolution 270-1980* under the changed

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community conditions as the *West Side Strategic* Plan and the Paseo del Norte bridge represent changed conditions in the area.

(H) The requested zoning meets the goals in the Albuquerque/Bernalillo County Comprehensive Plan by placing employment and service uses that are located to complements residential uses and sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.

(I) The Coors Corridor Plan states that the "intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines." The proposed zoning categories are compatible with existing conditions in the area.

Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 5. EFFECTIVE DATE AND PUBLICATION. This ordinance shall become effective five or more days after publication in full when a copy of the ordinance and a plat of the territory hereby annexed is filed in the office of the County Clerk.

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Mary Herrera Bern. Co ANEX R 15.00 Bk-A28 Pg-31

MUNICIPAL LIMITS

AREA PROPOSED FOR ANNEXATION

GRAY SHADING INDICATES COUNTY

Map Scale: 1" = 600 '

Map Printed July 24, 2001

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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PASSED AND ADOPTED THIS 19th DAY OF NOVEMBER, 2001
BY A VOTE OF: 9 FOR 0 AGAINST.

Brad Winter

Brad Winter, President
City Council

APPROVED THIS 30 DAY OF November, 2001

Bill No. O-133

Jim Baca

Jim Baca, Mayor
City of Albuquerque

ATTEST:

Asst City Clerk

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ZONING

Existing: Please refer to Sections 14-16-2-22 of the Comprehensive Zoning Code for specifics of the SU-1 Special Use Zone and 14-16-2-16 for specifics of the C-1 Neighborhood Commercial Zone.

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

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
- X 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 2nd 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): Wilson & Company Engineers & Architects - Donald Duneman PHONE: 505-348-4000

ADDRESS: 4900 Lang Ave, NE FAX: 505-348-4055

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: donnie.duneman@wilsonco.com

APPLICANT: Steve Buttry, Buttry & Brown Development, LLC PHONE: 214-296-4989

ADDRESS: 6520 Preston Way FAX:

CITY: El Dorado Hills STATE CA ZIP 95762 E-MAIL:

Proprietary interest in site: ___ **List all owners**: ___

DESCRIPTION OF REQUEST: zone change to add a micro hospital

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

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

Lot or Tract No. 2-A-2-A Block: ___ Unit: ___

Subdiv/Addn/TBKA: Black Farm Estates

Existing Zoning: SU-1 for C-1 permissive Proposed zoning: Add hospital MRGCD Map No ___

Zone Atlas page(s): C-13 UPC Code: 101306429531310403

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___

DRC Project # 704781

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 1.386

LOCATION OF PROPERTY BY STREETS: On or Near: 9310 Coors Blvd. NW

Between: Valley View Dr. NW and Coors Blvd. NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 03-14-17

SIGNATURE ___ DATE 05-31-17

(Print Name) Donald Duneman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 11/2014**

- ☐ **INTERNAL ROUTING**
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
17EPC - 40016	A2M		$ 295.00
-	ADV		$ 75.00
-	CME		$ 50.00
-			$
-			$

Total $ 420.00

Hearing date July 13 2017

5-31-17 Staff signature & Date

Project # 1011268

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)**

X Zone Atlas map with the entire property clearly outlined and indicated
X Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
X Letter of authorization from the property owner if application is submitted by an agent
X Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
X Sign Posting Agreement form
X Traffic Impact Study (TIS) form
X Fee (see schedule)
X 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 REGULATORTY 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.

Donald Duncan
Applicant name (print)

5/31/17
Applicant signature & Date

Revised: June 2011

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
17EPC - 40016
_____ - _____
_____ - _____

5-31-17
Staff signature & Date

Project # 1011265

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Buttry & Brown Development, LLC **DATE OF REQUEST:** 05/25/17 **ZONE ATLAS PAGE(S):** C-13

CURRENT:

ZONING SU-1 for C-1 permissive

PARCEL SIZE (AC/SQ. FT.) 1.386 ac

LEGAL DESCRIPTION:

LOT OR TRACT # 2-A-2-A BLOCK #

SUBDIVISION NAME Black Farm Estates (Unit 2)

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [X]: From SU-1 To Add hospital

SECTOR, AREA, FAC, COMP PLAN [X] Coors Corridor Plan

AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [ ] AMENDMENT [ ]

BUILDING PERMIT [X] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS:

BUILDING SIZE: 15,000 +/- (sq. ft.)

Minor exterior site work, building renovation for hospital

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

APPLICANT OR REPRESENTATIVE Maryam Giahi DATE 05/25/17

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

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd 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: [ ]

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.***

Logan Patty 05-25-17

TRAFFIC ENGINEER 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** ___/___/___

-FINALIZED ___/___/___

TRAFFIC ENGINEER DATE

Revised January 20, 2011

Letter of Authorization

Myron G. Patten
Patten West, LLC
9310 Coors Blvd NW
Albuquerque, NM 87114

Site Name: **Nutex Healthcare – Albuquerque Micro Hospital**

Property Address: 9310 Coors Boulevard

Lot Number: 2-A-2-A

RE: Approvals

Patten West, LLC ("Property Owner"), the owner of the above described property (the "Property"), is under contract to sell the Property to Buttry & Brown Development LLC ("Buyer"), and has granted Buyer permission to pursue any zone change approval or other governmental approval required for Buyer's use.

Property Owner does hereby authorize Wilson & Company, Inc. Engineers and Architects and its representatives, as Property Owner's agent (the "Authorized Agent") for the purpose of completing and/or filing any application, form, map, drawing, site plan or other document, in obtaining zoning change and amended site plan for building permit approval required. Property Owner shall fully cooperate with Wilson & Company, Inc. Engineers and Architects and its agents in obtaining any required Approvals.

Buyer shall be responsible for all fees and expenses charged by Authorized Agent and all amounts due to any governmental authority in connection with any Approvals sought. Notwithstanding the authorization granted herein, Authorized Agent shall not permit to become final and binding upon the Property prior to Buyer's acquisition of legal title to the Property any zoning change or any other governmental action that would impair or restrict the current uses permitted with respect to the Property, or create additional obligations of Owner with respect to the Property, unless Owner has given express written consent to same, which consent shall be in the sole discretion of Owner. This Authorization may be revoked only in writing by written notice signed by Owner delivered to Wilson & Company, Inc. Engineers and Architects at 4900 Lang Avenue NE, Albuquerque, NM 87109.

PATTEN WEST, LLC,
a New Mexico limited liability company

By: _____
Myron Patten, Managing Member

Date: 5-26-17

Letter of Authorization

Steve Buttry
Buttry & Brown Development, LLC
6520 Preston Way
El Dorado Hills, CA 95762
Site Name: **Nutex Healthcare – Albuquerque Micro Hospital**

Property Address: 9310 Coors Boulevard

Lot Number: 2-A-2-A

RE: Approvals

The undersigned, the purchaser of the property authorized by the property owner of the above described property (the "Property"), does hereby authorize Sutin, Thayer & Browne, A.P.C., and its representatives, as agent (the "Authorized Agent") for the purpose of completing and/or filing and/or supporting any application, form, map, drawing, site plan or other document, in obtaining zoning change and amended site plan for building permit approval required. Property Owner shall fully cooperate with Sutin, Thayer & Browne, A.P.C., and its agents in obtaining any required approvals.

Buttry & Brown Development, LLC

Signature: S Buttry

Title: Principal

Date: 5-31-17

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17.33 Date: 3.14.2017 Time: 1:00 PM

Address: 9310 COORS BLVD.

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning: ☒ Kym Dicome ☒ Other: VINCE MONTANO
Code Enforcement: ☐ Ben McIntosh ☒ Other: MICHAEL VOS
Fire Marshall: ☐ Antonio Chinchilla ☒ Other: ERIC GONZALES

2. **TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

☒ Zone Map Amendment ☒ EPC Approval ☐ City Council Approval
☐ Sector Dev. Plan Amendment ☐ EPC Approval ☐ City Council Approval
☐ Site Dev. Plan for Subdivision ☐ EPC Approval ☐ DRB Approval ☐ Admin Approval
☒ Site Dev. Plan for Bldg. Permit ☒ EPC Approval ☐ DRB Approval ☐ Admin Approval
☐ Other

3. **SUMMARY OF PRT DISCUSSION:**

Current Zoning: SU-1 FOR C-1 USES + ADDITIONS
Proposed Use/Zone:
Applicable Plans:
Applicable Design Regulations: COORS CORRIDOR PLAN
Previously approved site plans/project #s:
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:
☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Additional Notes:

- A HOSPITAL IS NOT LISTED AS AN ALLOWED USE ANYWHERE IN THE ZONING CODE BUT SU-1.
- DEFINED IN ZONING CODE - HOSPITAL FOR HUMAN BEING → AN ESTABLISHMENT THAT PROVIDES - THROUGH AN ORGANIZED MEDICAL STAFF AND PERMANENT FACILITIES THAT INCLUDE INPATIENT BEDS, MEDICAL SERVICES AND CONTINUOUS LICENSED PROFESSIONAL NURSING SERVICES - DIAGNOSIS + TREATMENT,

4. **SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY**

PRT CHAIR APPLICANT OR AGENT

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

BOTH SURGICAL + NON SURGICAL, FOR PATIENTS WHO HAVE ANY OF A VARIETY OF MEDICAL CONDITIONS... A FACILITY LICENSED BY THE STATE AS A GENERAL, LIMITED OR SPECIAL HOSPITAL IS PRESUMED TO BE A HOSPITAL FOR HUMAN BEINGS.

OVERNIGHT STAY - HOSPITAL. CLINIC · VISITS/APPOINTMENTS. A PLACE WHERE CONSULTING + WORK OF PROFESSIONAL PERSON IE PHYSICIAN.

· WHAT ARE ER BAYS? NO AMBULANCE SERVICE?

· SIGNS ARE REGULATED BY THE C·1 ZONE (PER SV.) 2C UNDER HOSPITAL) 14.16.2.22 (B) (18)

· PARKING · OFF ST. PARKING REQULATIONS

14.16.3.1 (A)(16) — ONE SPACE PER TWO BEDS.

MTG.

NEED A ZONE CHANGE - MUST JUSTIFY PER P. 270. 1980.

TYPE OF HOSIPAL · NO SURGERY PROVIDED. -

MRI / C·T SCAN - HYBRID BETWEEN HOSPITAL + URGENT CARE.

TI: ~~[illegible]~~ FM - NEED

FIRE ALARM SYSTEM. CURRENTLY SPRINKLED.

GENERATOR. DIESEL OR PROPANE - CAN USE EITHER

BLACK FARMS ESTATES HOA · NEED TO REACH OUT TO ONC · 5TH FLOOR OFFICE OF NEIGHBORHOOD COORDINATION.

JUST ADD NOTE THAT ANY SIGNAGE PER C·1 ZONE.

AFTER EPC → SIGN OFF DRB → CERTIFICATE OF ZONING.

TI — ≈ 6 WKS BLDG SAFETY.

SUTIN THAYER & BROWNE
A PROFESSIONAL CORPORATION
LAWYERS

IRWIN S. MOISE (1906-1984)
LEWIS R. SUTIN (1908-1992)
FRANKLIN JONES (1919-1994)
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6100 UPTOWN BLVD NE, SUITE 400
ALBUQUERQUE, NEW MEXICO 87110
POST OFFICE BOX 1945
ALBUQUERQUE, NEW MEXICO 87103
505-883-2500
FAX 505-888-6565

150 WASHINGTON AVE, SUITE 210
SANTA FE, NEW MEXICO 87501
POST OFFICE BOX 2187
SANTA FE, NEW MEXICO 87504
505-988-5521
FAX 505-982-5297

WWW.SUTINFIRM.COM

May 31, 2017
Hand-Delivered

Environmental Planning Commission
City of Albuquerque
Attn: Ms. Karen Hudson, Chair
600 Second Street N.W.
Albuquerque, NM 87102

Zone Map Amendment for
9310 Coors Blvd., N.W.

Ladies and Gentlemen:

This is submitted for a Zone Map Amendment under the City of Albuquerque Zone Change Policy contained in enactment 270-1980.

The developer, Buttry & Brown Development, LLC ("BBD") has purchased the property and has been granted authorization by the current owner, Pattern West, LLC, to file this application. We are an authorized agent of BBD.

BBD has complied with the Neighborhood Notification Requirements of the City by sending Neighborhood Notification letters to the four required Neighborhood Associations. In addition, BBD has gone above these requirements and sent an additional notice to a Homeowners Association in the area. Copies of the NHA letters with certified return receipts and email transmittals are attached hereto. An informational meeting for invitees for these association was held on May 23, 2017.

The proposed facility would be located at 9310 Coors Boulevard NW, which was a build to suite for the current business, Grandma's Music & Sound retail store. The City previously approved the development of the site for the following uses: C1 Permissive uses, a hotel not to exceed two levels, and restaurants with full server liquor licenses. Although the City's approvals did include permitting many uses, these approvals did not include using the site for a Medical Hospital ("Micro Hospital") as a permissive use. Nutex Health will operate a 24/7 facility, which the current business is not. Nutex Health proposes to renovate and use an existing proposed single story building approximately 15,000 sq. ft., medical services facility to be located on the 1.5 +/- acres, located

approximately ½ mile north of the southeast corner of Paseo Del Norte and Coors Blvd. (Please see the enclosed conceptual plan and illustrative rendering and the property location map). Nutex Health averages 4 patient visits per day between the hours of midnight and 6:00 a.m. It is critical to its mission and operation to be open 24/7 to serve the patients who need them and conform to state licensing requirements. Nutex Health is staffed during these hours so it can serve the nearby surrounding community (e.g., a grandparent who falls in the home at night or a child who slips going to the bathroom in the middle of the night).

There will be minor changes to the building elevations including awnings, exterior finishes, and signage but there will be no changes which negatively affect the view planes along the Coors corridor. The site modifications will also be limited, primarily to those changes necessary to accommodate the addition of a backup emergency generator which will be screened, ambulance parking and patient drop off area. This Zone Map Amendment request is to establish a Hospital use as an additional approved use for this Su-1 site consistent with the City's Comprehensive Plan, City's zoning code and the policies stated therein.

Zone Map Amendment Request

This is a request for a Zone Map Amendment from the current zoning to add Hospital as an additional permissive use to the current zoning.

> The current zoning is SU-1 for C-1 permissive uses and hotel not to exceed two stories and restaurant with full service liquor.

We are requesting that Hospital be added as an additional allowed use so that the Zone Map would be amended to be the following:

> SU-1 for C-1, uses and hotel not to exceed two stories and restaurant with full service liquor and hospital.

The requested zone map amendment is justified for the following reasons:

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

Applicant's Response: The proposed zone change is consistent with the health, safety, morals and general welfare of the City. This request will allow the addition of a medical care provider by allowing redevelopment of the current site from its retail use to that of a Micro Hospital. The Micro Hospital use located on Coors

Blvd, just north of Paseo Del Norte will provide medical services which are not currently provided in the immediate vicinity.

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.

Applicant's Response: This proposed change will provide significant improvements to the existing building and will provide an attractive addition to the development. It will help stabilize the area with a long term tenant providing needed medical services

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.

Albuquerque & Bernalillo County Comprehensive Plan

Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

Applicant's Response: The applicant's Micro Hospital will provide emergency medical services where these services are not currently provided in close proximity.

Policy 12.2.3 New Facilities: Site new facilities in areas with excellent access to provide services to underserved and developing areas.

Applicant's Response: The applicant's facility will have excellent access to provide medical services in an area that is currently underserved.

Goal 5.3 Efficient Development Patterns

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

Applicant's Response: The applicant's medical facility will be in an area with existing infrastructure and public facilities. This will be an infill development by reusing /renovating an existing building for a new medical use for the neighborhood.

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

Applicant's Response: The applicant's facility will create additional high paying medical jobs west of the Rio Grande. The facility will employ approximately 6 full-time employees and approximately 20-25 FTE's .

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.

Applicant's Response: (2) Changed neighborhood or community conditions and (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.

(2) Changed neighborhood or community conditions justify the change.

Applicant's Response: The residential development has continued to the northwest of the site, increasing the population density within close proximity of the site so that the neighborhood demand for medical care and emergency room services is greater now and this changed condition justifies the change.

(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) of (D)(2) above do not apply.

Applicant's Response: As stated above in response to specific Comprehensive Plan Policies and Goals, the applicant's new use will provide medical services and Emergency Room services to a neighborhood that is currently not served. The closest Emergency Room to the site is approximately three miles away. The applicant will be renovating an existing building, utilizing existing infrastructure at a site which has excellent existing access to Coors Blvd. This different use category will be more advantageous to the community, as articulated by the Comprehensive Plan.

Coors Corridor Plan. The Coors Corridor Plan is a Rank 3 plan.

Applicant's Response: The applicant's zone change is in compliance with the following Coors Corridor Plan policies;

Policy 1 principal arterial. Coors Boulevard shall be deigned to improve its traffic-carrying functions a major north-south arterial for the Northwest Mesa area. The proposed use utilizes Coors Blvd. as the major traffic arterial west of the Rio Grande, and utilizes the sites existing access to the arterial.

Policy 7 public viewsites. Public viewsites shall be provided at appropriate locations along Coors Boulevard. The applicant's architect will maintain the site's compliance with the City's view plane regulations.

Also, the applicant's use as a hospital is a listed use in **Policy 3 recommended land use** to be included in a "workable comprehensive land use program," and this use represents compliance with **Policy 10 noise standards** as a use which is a "reasonable balance for the social, economic and environmental values of the community."

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.

Applicant's Response: This zone change will not cause harm 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.

Applicant's Response: This zone change will not be utilized through land development and will not require major or unprogrammed capital expenditures by the city.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's Response: The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.

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

Applicant's Response: The site's location on Coors Blvd. is a factor however, it is not the primary justification for a zone change.

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 of the uses allowed I any adjacent zone.

Applicant's Response: The request is not considered 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 of because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Applicant's Response: The request is not considered "strip zoning."

Thank you for your consideration of this application and this letter justifying the request of change. Based upon the above listed applicant responses and other justifications listed above, we respectfully request that the Environmental Planning Commission approve this zone map amendment request.

Very truly yours,

SUTIN, THAYER & BROWNE
A Professional Corporation

By _____
Frank C. Salazar
Albuquerque Office

FCS/ldh

cc: Buttry & Brown Development, LLC
Wilson and Company, Inc.

4247584

SUTIN THAYER & BROWNE
A PROFESSIONAL CORPORATION
LAWYERS

IRWIN S. MOISE (1906-1984)
LEWIS R. SUTIN (1908-1992)
FRANKLIN JONES (1919-1994)
RAYMOND W. SCHOWERS (1948-1995)
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L. CURTIS VERNON

6100 UPTOWN BLVD NE, SUITE 400
ALBUQUERQUE, NEW MEXICO 87110
POST OFFICE BOX 1945
ALBUQUERQUE, NEW MEXICO 87103
505-883-2500
FAX 505-888-6565

150 WASHINGTON AVE, SUITE 210
SANTA FE, NEW MEXICO 87501
POST OFFICE BOX 2187
SANTA FE, NEW MEXICO 87504
505-988-5521
FAX 505-982-5297

WWW.SUTINFIRM.COM

June 30, 2017

Michael Vos, AICP
City of Albuquerque Planning Department
600 Second Street N.W.
Albuquerque, NM 87102
mvos@CABQ.GOV

Zone Map Amendment for
9310 Coors Blvd. N.W; Applicants
Supplemental Responses to Zone
Change Justification; Policy Enactment
270-1980

Dear Mr. Vos:

This responds to your request to Donnie Duneman of Wilson & Company dated June 23, 2017 to provide additional detail to our earlier letter dated May 31, 2017. We provide Applicant's original responses and Applicant's supplemental responses for your convenience so you have the full responses in one document.

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

Applicant's Response: The proposed zone change is consistent with the health, safety, morals and general welfare of the City. This request will allow the addition of a medical care provider by allowing redevelopment of the current site from its retail use to that of a Micro Hospital. The Micro Hospital use located on Coors Blvd, just north of Paseo Del Norte will provide medical services which are not currently provided in the immediate vicinity.

Applicant's Supplemental Response: Policy 12.2.3 (a) of the Albuquerque/Bernalillo Comprehensive plan discusses making access to both private and community services more convenient for residents of surrounding neighborhoods and communities. This hospital would greatly facilitate access to medical services for nearby communities. The Comp Plan (12-24 Plan Element "Infrastructure, Community Facilities & Services"), also mentions the importance of Hospitals and that "Albuquerque is the hub of major health care institutions that serve residents of the metropolitan area and from across the state. The addition

of this "micro hospital" will be adding a type of neighborhood sized medical service offering 24/7 emergency care that is not currently available in this vicinity.

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.

Applicant's Response: This proposed change will provide significant improvements to the existing building and will provide an attractive addition to the development. It will help stabilize the area with a long term tenant providing needed medical services.

Applicant's Supplemental Response: Because of the very limited size and type of use of this requested change, there will not be the risk of negatively effecting the stability of land use for this site and the change will stabilize land use in the area going forward. Because the tenant plans to immediately occupy the building upon the completion of renovations, this will avoid the possibility of a having a vacant building in the neighborhood.

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.

Albuquerque & Bernalillo County Comprehensive Plan

Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

Applicant's Response: The Applicant's Micro Hospital will provide emergency medical services where these services are not currently provided in close proximity.

Applicant's Supplemental Response:

Goal 5.1 Centers & Corridors
Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

Applicant's Response: The subject site is not within a Comprehensive Plan Center, but is adjacent to an activity center governed by Policy 5.1.6. Accordingly, although not an activity center, the hospital supports a healthy lifestyle and meets the needs of nearby residents and businesses by providing medical services 24/7 pursuant to the policy.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Applicant's Response: The hospital would comply with Policy 5.2.1(a) because it would encourage development and redevelopment which would bring goods and services, easily accessed by all residents.

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

Applicant's Response: The Applicant's medical facility will meet the needs of nearby residents and businesses. Although these medical services are not being provided by a public entity, they are satisfying a neighborhood need which is not currently being met.

Applicant's Supplemental Response: The subject site is not within a Comprehensive Plan Center, but is adjacent to an activity center governed by Policy 5.1.6. Accordingly, although not an activity center, the hospital supports a healthy lifestyle and meets the needs of nearby residents and businesses by provided medical services 24/7 pursuant to the policy.

Applicants Supplemental Response:

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

Applicants Response: The Applicant's site adds to the mix of uses currently available and will be conveniently accessible from surrounding neighborhoods. The site will be easily accessible from the West Mesa Area and the North Valley utilizing Coors Blvd. and Paseo Del Norte.

Goal 5.3 Efficient Development Patterns

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

Applicant's Response: The Applicant's medical facility will be in an area with existing infrastructure and public facilities. This will be an infill development by reusing/renovating an existing building for a new medical use for the neighborhood.

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

Applicant's Response: The applicant's facility will create additional high paying medical jobs west of the Rio Grande. The facility will employ approximately 6 full-time employees and approximately 20-25 FTE's .

Applicant's Supplemental Response: The jobs created by the hospital prioritize mixed-used development near where substantial employment exists in Employment Centers. Further, Policy 5.4.2 is satisfied by the changes requested to support additional job growth west of the Rio Grande and pursuant to subsection (c) provides base employment on the West Side.

Policy 5.4.2 c) Prioritize incentives and support for employers providing base employment on the West Side.

Approving the applicant's zone change request will prioritize the City's support for providing employment on the West Side.

Applicant's supplemental Response:

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant's Supplemental Response:

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, storm water runoff, contaminants, lighting, air quality, and traffic.
h) Encourage development in areas with a highly connected grid and frequent transit service.

Applicant's Response: The micro-hospital use will expand employment opportunities to include medical jobs in an area that is predominantly retail and restaurants. The use will have very little negative impact, and the tenant will not enter into a contract with an ambulance company which will minimize the noise and light impacts. The site is located immediately to the north of a highly connected grid served by Coors Blvd. and Paseo Del Norte including frequent transit service. This hospital development expands employment opportunities pursuant to Policy 5.6.2(b). Additionally, pursuant to subsection (g), the hospital encourages development where adequate infrastructure and community services exist.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The Applicant's site does not abut the adjacent sites to the east which are an Area of Consistency. Additionally, the Applicant is not planning changes to the building height and massing. Policy 6.5.4 is satisfied by the existing improvements providing an appropriate transition between uses of different intensity or density all while protecting the character and integrity of existing residential areas.

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.

(2) Changed neighborhood or community conditions justify the change.

Applicant's Response: The residential development has continued to the northwest of the site, increasing the population density within close proximity of the site so that the neighborhood demand for medical care and emergency room services is greater now and this changed condition justifies the change.

Applicant's Supplemental Response: The existing use at the Applicant's site has been operating for many years. During this time, the West Side has experienced significant commercial and residential growth so the conditions have changed since the existing tenant began operating at the site. These changed conditions have created increased demand for hospital services in the area as evidenced by the fact that the nearest hospital is approximately three miles from the site. The increased commercial development, heavier use of the traffic grid by commuters, and increased multi-family development close by have all changed the conditions so that demand for a hospital has increased.

(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) of (D)(2) above do not apply.

Applicant's Response: As stated above in response to specific Comprehensive Plan Policies and Goals, the Applicant's new use will provide medical services and Emergency Room services to a neighborhood that is currently not served. The closest Emergency Room to the site is approximately three miles away. The applicant will be renovating an existing building, utilizing existing infrastructure at a site which has excellent existing access to Coors Blvd. This different use category will be more advantageous to the community, as articulated by the Comprehensive Plan.

Coors Corridor Plan. The Coors Corridor Plan is a Rank 3 plan.

Applicant's Response: The applicant's zone change is in compliance with the following Coors Corridor Plan policies;

Policy 1 principal arterial. Coors Boulevard shall be deigned to improve its traffic-carrying functions a major north-south arterial for the Northwest Mesa area. The proposed use utilizes Coors Blvd. as the major traffic arterial west of the Rio Grande, and utilizes the sites existing access to the arterial.

Policy 7 public viewsites. Public viewsites shall be provided at appropriate locations along Coors Boulevard. The applicant's architect will maintain the site's compliance with the City's view plane regulations.

Also, the applicant's use as a hospital is a listed use in **Policy 3 recommended land use** to be included in a "workable comprehensive land use program," and this use represents compliance with **Policy 10 noise standards** as a use which is a "reasonable balance for the social, economic and environmental values of the community."

Applicant's Supplemental Response to Policy 1, 3 and 7: The Applicant will make only minor site changes, utilizing the site's existing access to the subdivision's road which has access to Coors Blvd. via a signalized intersection. . In addition, changes to elevation of building will be minor, if at all, and view planes will be maintained. This will ensure compliance with Policy 11.3.5 of the Heritage Conservation Chapter protecting views of the Sandia Mountains. Further, the color scheme will blend with the landscape and no public rights-of-way will be affected.

Policy 3, control of access and driveways. Vehicular access to Coors Boulevard shall be limited to protect its primary function as a major traffic carrier. As stated immediately above, the applicant shall be utilizing the existing access to Coors Boulevard and will therefore not negatively impact Coors Boulevard primary function as a major traffic carrier.

Applicant's Supplemental Response: WEST SIDE STRATEGIC PLAN

Plan Goal 6. Protecting significant natural assets of the West Side (escarpment, bosque, open space, views, clean air and water) is a primary goal of long range planning efforts in the area.

Applicant's Response: This zone change will not lessen the protection of the West Side's natural assets. The Applicant's plans for the building elevations will not harm the site's views, and there will be no harmful effects on the West Side's other natural assets. In addition, changes to elevation of building will be minor, if at all, and view planes will be maintained. This will ensure compliance with Policy 11.3.5 of the Heritage Conservation Chapter protecting views of the Sandia Mountains. Further, the color scheme will blend with the landscape and no public rights-of-way will be affected.

Plan Goal 10. The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

Applicant's Response: This zone change will help to build a community where its citizens can live, work, shop, and play. A hospital is a necessary part of the community because when residents do need medical services it is important to have them available 24/7, close by, in the neighborhood where they live, work, shop and play.

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.

Applicant's Response: This zone change will not cause harm to the adjacent property,

Applicant's Supplemental Response: As stated within this letter, any increase in noise or lights caused by ambulances accessing the site is expected to minimal and since the hospital will operating 24/7 when ambulance access does happen, it can be expected to occur randomly throughout the day. Traffic patterns at the site will change based upon the 24/7 use versus the current tenant which does not operate 24/7, but the limited traffic generated by this small tenant will not be harmful to adjacent property (a TIS was not required for the applicant). It is significant to note that, following notices, there has been no neighborhood opposition. In addition, the original developer of Black Ranch, John Black, continues to own one tract within the development and has approved the zone map amendment and the relatively minor changes to the existing building.

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.

Applicant's Response: This zone change will not be utilized through land development and will not require major or unprogrammed capital expenditures by the city.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's Response: The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.

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

Applicant's Response: The site's location on Coors Blvd. is a factor however, it is not the primary justification for a zone change.

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 of the uses allowed I any adjacent zone.

Applicant's Response: The request is not considered a "spot zone."

Applicant's Supplemental Response: The zone map amendment to add Hospital to the existing SU-1 designation is not "spot zoning" as defined in New Mexico case law because the proposed change does not wrench this lot from its existing environment or disturb the tenor of the neighborhood. Note the existing zone allows for a liquor establishment and a hotel. The zone change would be consistent with the comprehensive plan and not inconsistent with the surrounding properties and does not harm neighboring properties or community welfare. In fact, adding a hospital would benefit community welfare. As stated above, there has been no neighborhood opposition and the original developer of Black Ranch, John Black, continues to own one tract within the development and has approved the zone map amendment and the relatively minor changes to the existing building.

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 of because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Applicant's Response: The request is not considered "strip zoning."

Thank you for your consideration of this application, our May 31, 2017 letter justifying the request of change and these supplemental responses. Based upon the above listed Applicant responses and other justifications listed above, we respectfully request that the Environmental Planning Commission approve this zone map amendment request.

Very truly yours,

SUTIN, THAYER & BROWNE
A Professional Corporation

By Frank Salazar
Frank C. Salazar
Albuquerque Office

FCS/ldh

cc: Buttry & Brown Development, LLC
Wilson and Company, Inc.
4281817.docx

Namer Kaim
TBAE 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

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EXTERIOR PERSPECTIVES

Scale:

Nutex Healtt

Albuquerque Micro Hospi

Albuquerque, N

SDP-201

NOTIFICATION & NEIGHBORHOOD INFORMATION

City of Albuquerque

<u>*PLEASE NOTE:</u> 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 10, 2017

Steve Buttry
Buttry & Brown Development, LLC
16775 Addison Rd., Suite 200
Addison, TX 75001
(214) 2964989
sbuttry@buttry-brown.com

Dear Steve:

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 **<u>[EPC Submittal]</u>** project **[recorded as tract numbered 2A2A of the replat for tract 2A2A, 2A2B and 2A2C, Black Ranch City of Albuquerque Bernalillo County New Mexico as the same is shown and designated on the replat thereof filed in the office of the county clerk of Bernalillo County New Mexico on June 24,2003 in plat book 2003 folio 188. lea and except the westerly portion of the land transferred to the State of New Mexico in or around 2010 pursuant to a right of way acquisition adjacent to Coors Blvd NW in lieu of condemnation]** located on **[9310 Coors Blvd. NW between Coors Blvd. and Paseo Del Norte]** zone map **[C-13].**

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

Sincerely,

Office of Neighborhood Coordination
Council Services Department

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 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.

   Thank you for your cooperation on this matter.

* *

(ONC use only)

Date Processed: **05/10/17** ONC Staff Initials: **DLC**

ATTACHMENT A

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
***Tom Anderson** *e-mail:* ta_a@msn.com
10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)
Maria Warren *e-mail:* samralphroxy@yahoo.com
5020 Russell NW/87114 440-2240 (c)
Website: www.paradisehillsnm.org **NA E-mail:** phcassoc@gmail.com

RIVERFRONTE ESTATES N.A., INC. (RFE)
***Matt Dotson** *e-mail:* mwd1013@gmail.com
1739 Rusty Rd. NW/87114
JoAnn McNeil *e-mail:* joann@guardiancommunications.com
1610 Lyria Rd. NW/87114 717-7085 (h)

WESTSIDE COALITION OF N.A.'S
***Jerry Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c) *e-mail:* jfworrall@comcast.net
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c) *e-mail:* hlhen@comcast.net

At the request of the Applicant to include this NA below:
TAYLOR RANCH N.A. (TRN) "R"
Jolene Wolfley *e-mail:* sagehome@live.com
7216 Carson Trl. NW/87120 890-9414 (h)
Rene Horvath *e-mail:* land@trna.org
5515 Palomino Dr. NW/87120 898-2114 (h)
Website: www.trna.org **NA E-mail:** president@trna.org

May 11, 2017

Via Certified/Return Receipt

Black Farm Estates
Homeowners Association, Inc.
Austin McFall
9798 Coors Blvd., N.W., Bldg A.
Albuquerque, NM 87114

Black Farm Estates
Homeowners Association, Inc.
Attn: Gesell Edison
Michael Mamawal
Richard Toledo
P.O. Box 67590
Albuquerque, NM 87193
Email: richtbucket@aol.com

Re: Informational Neighbor Meeting Regarding new Albuquerque Emergency Room & Medical Hospital Facility

Dear Neighbor:

On behalf of Nutex Health, we invite you to an informational meeting regarding its proposed single story approximately 15,000 sq. ft., medical services facility to be located on the 1.5 +/- acres , located approximately ½ mile north of the southeast corner of Paseo Del Norte and Coors Blvd. (please see the enclosed conceptual plan and illustrative rendering). The current street address is 9310 Coors Blvd., N.W., Albuquerque, New Mexico[1]. This informational meeting is introductory and a chance for Nutex Health representatives to share their vision and receive feedback from you on the proposed development. The meeting will be held on May 23, 2017 at 5:45 p.m. at Taylor Ranch Community Center, 4900 Kachina St. N.W., Albuquerque, NM 87120.

About the Facility

"Our goal in creating a licensed ER and medical services facility in the Coors Corridor is to bring concierge level, quality Emergency and Medical care to the local community. Patients will enjoy the ambience of a high-end facility, followed with evaluation by an experienced Emergency Physician within minutes of entry to our facility. All testing is

[1] Tract numbered Two-A-Two-A (2-A-2-A) of the replat for Tracts 2-A-2-A, 2-A-2-B and 2-A-2-C, BLACK RANCH, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the replat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 24, 2003, in Plat Book 2003, Folio 188.

LESS AND EXCEPT the westerly portion of the Land transferred to the State of New Mexico in or around 2010 pursuant to a right of way acquisition adjacent to Coors Boulevard NW in lieu of condemnation.

done quickly, without the delays. Our facilities utilize the full services of a standard emergency department, including computed tomography (CT scan), bedside emergency ultrasound, radiographs (x-ravs), and a full clinical laboratory. Our ER and medical services facility is designed to take the anxiety out of the emergency care experience. Utilizing experienced designers, our build-outs incorporate textured surfaces and materials, soothing colors, and calming artwork which all synergistically create an ambience that serves to alleviate the pain and anxiety of medical emergencies. By focusing only on a few service lines (ER, Medical Inpatient, Outpatient labs, and Outpatient Imaging), our facility can deliver fast, safe, and expedient care to the community that it serves." - Tom Vo, CEO Nutex Health

What We Do:

Core services provided include all Emergency Room treatment, including but not exclusive of: fever, shortness of breath, chest and abdominal pain, acute bronchitis, dehydration, acute pharyngitis, rash and other skin eruptions, and lower back pain. The facility also serves patients who require treatment or care after their doctor's office and urgent care center, have closed. In addition to in-house physicians, staffing will include registered nurses, radiology technicians, clinical technicians, support and managerial staff and housekeeping—all working together to provide high-quality, around-the-clock emergency care.

What We Don't Do:

All patients that come to the ER will be seen. Most medical patients can and will be admitted, with the exception of some patients with catastrophic or more severe injuries such as internal bleeding or cardiac arrest. Patients that require surgical or intensive care will be stabilized and transferred to a nearby hospital for extensive care and/or surgery. This facility is not a trauma center and will not have contracts with ambulance services for inbound patient transport (thus, the vast majority of patients arrive in their own vehicle or in a friend's or family member's vehicle).

What We are Requesting:

The proposed facility would be located at 9310 Coors Boulevard NW, which was a build to suit for the current business. The City approved the development of the site for the following uses: C1 Permissive uses, a hotel not to exceed two levels, and restaurants with full serve liquor licenses. Although the City's approvals did include permitting many uses, these approvals did not include using the site for a small ER & Medical Hospital ("Micro Hospital"). Therefore, as the developer for Nutex Health, Buttry & Brown Development ("BBD") will be filing an application with the Environmental Planning Commission ("EPC") and Development Review Board ("DRB") to amend the Zone Map ("Zone Change") to add the Micro Hospital as a permitted use. Additionally, BBD will also be asking approval from the EPC for its Site Development Plan for Building Permit (SDP).

Nutex will be a 24/7 facility, which the current business is not. And although few patients come to the facility during these hours (Nutex Health averages 4 patient visits per day between the hours of midnight and 6:00 a.m.), it is critical to its mission and operation to be open during these hours to serve the patients who need them and conform to state licensing requirements. Nutex Health is staffed during these hours so it can serve the nearby surrounding community (e.g., a grandparent who falls in the home at night or a child who slips going to the bathroom in the middle of the night).

BBD will also be asking the EPC to approve its changes to the building and site which will be shown in detail in the SDP package at the EPC hearing on July 13, 2017. There will be minor changes to the building elevations including awnings, exterior finishes, and signage but there will be no changes which effect the view planes. The site modifications will also be limited, primarily to those changes necessary to accommodate the addition of a backup emergency generator and patient drop off area.

If you have any questions or comments prior to the meeting, or if you are interested in attending but are unable to come, then please feel free to contact me at (214) 296-4989. This informal, introductory meeting is in addition to the public EPC hearing scheduled for July 13, 2017 at the Plaza del Sol Hearing Room, Lower Level, 600 2nd Street N.W., Albuquerque, New Mexico. The agenda listing the order in which cases will be heard will be made available later by the City.

Facilitated Meeting Information

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 or by phone at (505) 768-3334. A facilitated meeting request must be received by ONC by **Monday, June 12, 2017.**

Thank you for your consideration.

Sincerely,

By: Steve Buttry

Steve Buttry
Buttry & Brown Development, LLC

16775 Addison Rd., Suite 200, Addison, TX 75001
Office 214-296-4989 – www.Buttry-Brown.com

Namer Kann
UBAL 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

n Associates,
ure • Project Management

EXTERIOR PERSPECTIVES

Scale:

Nutex Healtl

Albuquerque Micro Hospi

Albuquerque, N

SDP-201

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Black Farm Estates N.A.
Gesell Edison
P.O. Box 67590
Albuquerque NM 87193

9590 9402 1269 5246 9862 06

2. Article Number *(Transfer from service label)*

7015 0640 0001 7999 0075

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X S. Martinez

☒ Agent
☐ Addressee

B. Received by *(Printed Name)*: S. Martinez

C. Date of Delivery: 5.12.2017

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Black farm Estates H.A.
Attn: Michael Mamawa
P.O. Box 67590
Albuquerque NM 87193

9590 9402 1269 5246 9860 84

2. Article Number *(Transfer from service label)*

7015 0640 0001 7999 0129

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X S. Martinez

☒ Agent
☐ Addressee

B. Received by *(Printed Name)*: S. Martinez

C. Date of Delivery: 5-12-2017

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
0)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Blackfarm Estates N.A.
Austin McFall
9798 Coors Blvd. NW Bldg A.
Albuquerque NM 87114

9590 9402 1269 5246 9862 13

2. Article Number *(Transfer from service label)*

7015 0640 0001 7999 0082

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Amber R

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*: Amber Rodriguez

C. Date of Delivery: 5/12/17

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
00)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Black Faem Estates HA.
Attn: Richard Toledo
P.O Box 67590
Albuquerque NM 87193

9590 9402 1269 5246 9861 90

2. Article Number *(Transfer from service label)*

7015 0640 0001 7999 0136

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X S. Martinez

☒ Agent
☐ Addressee

B. Received by *(Printed Name)*: S. Martinez

C. Date of Delivery: 5-12-2017

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

May 11, 2017

Via Certified/Return Receipt

Riverfronte Estates,
Neighborhood Association, Inc.
Matt Dotson
1739 Rusty Rd. NW
Albuquerque, NM 87114
Email: mwd1013@gmail.com

Riverfronte Estates,
Neighborhood Association, Inc.
JoAnn McNeil
1610 Lyria Rd. NW
Albuquerque, NM 87114
Email:
joann@guardiancommunications.com

Re: Informational Neighbor Meeting Regarding new Albuquerque Emergency Room & Medical Hospital Facility

Dear Neighbor:

On behalf of Nutex Health, we invite you to an informational meeting regarding its proposed single story approximately 15,000 sq. ft., medical services facility to be located on the 1.5 +/- acres , located approximately ½ mile north of the southeast corner of Paseo Del Norte and Coors Blvd. (please see the enclosed conceptual plan and illustrative rendering). The current street address is 9310 Coors Blvd., N.W., Albuquerque, New Mexico[1]. This informational meeting is introductory and a chance for Nutex Health representatives to share their vision and receive feedback from you on the proposed development. The meeting will be held on May 23, 2017 at 5:45 p.m. at Taylor Ranch Community Center, 4900 Kachina St. N.W., Albuquerque, NM 87120.

About the Facility

"Our goal in creating a licensed ER and medical services facility in the Coors Corridor is to bring concierge level, quality Emergency and Medical care to the local community. Patients will enjoy the ambience of a high-end facility, followed with evaluation by an experienced Emergency Physician within minutes of entry to our facility. All testing is done quickly, without the delays. Our facilities utilize the full services of a standard

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LESS AND EXCEPT the westerly portion of the Land transferred to the State of New Mexico in or around 2010 pursuant to a right of way acquisition adjacent to Coors Boulevard NW in lieu of condemnation.

emergency department, including computed tomography (CT scan), bedside emergency ultrasound, radiographs (x-ravs), and a full clinical laboratory. Our ER and medical services facility is designed to take the anxiety out of the emergency care experience. Utilizing experienced designers, our build-outs incorporate textured surfaces and materials, soothing colors, and calming artwork which all synergistically create an ambience that serves to alleviate the pain and anxiety of medical emergencies. By focusing only on a few service lines (ER, Medical Inpatient, Outpatient labs, and Outpatient Imaging), our facility can deliver fast, safe, and expedient care to the community that it serves." - Tom Vo, CEO Nutex Health

What We Do:

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What We Don't Do:

All patients that come to the ER will be seen. Most medical patients can and will be admitted, with the exception of some patients with catastrophic or more severe injuries such as internal bleeding or cardiac arrest. Patients that require surgical or intensive care will be stabilized and transferred to a nearby hospital for extensive care and/or surgery. This facility is not a trauma center and will not have contracts with ambulance services for inbound patient transport (thus, the vast majority of patients arrive in their own vehicle or in a friend's or family member's vehicle).

What We are Requesting:

The proposed facility would be located at 9310 Coors Boulevard NW, which was a build to suit for the current business. The City approved the development of the site for the following uses: C1 Permissive uses, a hotel not to exceed two levels, and restaurants with full serve liquor licenses. Although the City's approvals did include permitting many uses, these approvals did not include using the site for a small ER & Medical Hospital ("Micro Hospital"). Therefore, as the developer for Nutex Health, Buttry & Brown Development ("BBD") will be filing an application with the Environmental Planning Commission ("EPC") and Development Review Board ("DRB") to amend the Zone Map ("Zone Change") to add the Micro Hospital as a permitted use. Additionally, BBD will also be asking approval from the EPC for its Site Development Plan for Building Permit (SDP).

Nutex will be a 24/7 facility, which the current business is not. And although few patients come to the facility during these hours (Nutex Health averages 4 patient visits per day between the hours of midnight and 6:00 a.m.), it is critical to its mission and operation to be open during these hours to serve the patients who need them and conform to state licensing requirements. Nutex Health is staffed during these hours so it can serve the nearby surrounding community (e.g., a grandparent who falls in the home at night or a child who slips going to the bathroom in the middle of the night).

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If you have any questions or comments prior to the meeting, or if you are interested in attending but are unable to come, then please feel free to contact me at (214) 296-4989. This informal, introductory meeting is in addition to the public EPC hearing scheduled for July 13, 2017 at the Plaza del Sol Hearing Room, Lower Level, 600 2nd Street N.W., Albuquerque, New Mexico. The agenda listing the order in which cases will be heard will be made available later by the City.

Facilitated Meeting Information

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Thank you for your consideration.

Sincerely,

By: Steve Buttry

Steve Buttry
Buttry & Brown Development, LLC

16775 Addison Rd., Suite 200, Addison, TX 75001
Office 214-296-4989 – www.Buttry-Brown.com

Nancy Kairn
TBAE 3277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

n Associates,
cture • Project Management

EXTERIOR PERSPECTIVES

Scale:

Nutex Healt

Albuquerque Micro Hospi

Albuquerque, N

SDP-201

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Riverfronte Estates, N.A., Inc.
Matt Dotson
1739 Rusty Rd. NW.
Albuquerque NM 87114

9590 9402 1269 5246 9862 82

2. Article Number *(Transfer from service label)*

7015 0640 0001 7999 1249

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Matt Dotson

C. Date of Delivery

5/12/17

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Priority Mail Express®
☐ Registered Mail™
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☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7015 0640 0001 7999 1232

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 6.56

Postmark Here

FCS
25900-002

Sent To
Riverfronte Estates JoAnn McNe

Street and Apt. No., or PO Box No.
1410 Lyria Rd. NW

City, State, ZIP+4®
Alb. NM 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

May 11, 2017

Via Certified/Return Receipt

Taylor Ranch Neighborhood Association
Jolene Wolfley
7216 Carson Trl. NW
Albuquerque, NM 87120
Email: sagehome@live.com

Taylor Ranch Neighborhood Association
Rene Horvath
5515 Palomino DR. NW
Albuquerque, NM 87120
Email: land@trna.org

Re: Informational Neighbor Meeting Regarding new Albuquerque Emergency Room & Medical Hospital Facility

Dear Neighbor:

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"Our goal in creating a licensed ER and medical services facility in the Coors Corridor is to bring concierge level, quality Emergency and Medical care to the local community. Patients will enjoy the ambience of a high-end facility, followed with evaluation by an experienced Emergency Physician within minutes of entry to our facility. All testing is done quickly, without the delays. Our facilities utilize the full services of a standard emergency department, including computed tomography (CT scan), bedside emergency ultrasound, radiographs (x-ravs), and a full clinical laboratory. Our ER and medical

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Thank you for your consideration.

Sincerely,

By: Steve Buttry

Steve Buttry
Buttry & Brown Development, LLC

16775 Addison Rd., Suite 200, Addison, TX 75001
Office 214-296-4989 – www.Buttry-Brown.com

Nancy Kaim
TBAE 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

m Associates,
ture • Project Management

EXTERIOR PERSPECTIVES

Scale:

Nutex Health

Albuquerque Micro Hospi

Albuquerque, N

SDP-201

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
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1. Article Addressed to:

Taylor Ranch N.A.
Jolene Wolfley
7210 Carson Trl. NW
Albuquerque NM 87120

9590 9402 1269 5246 9862 44

2. Article Number *(Transfer from service label)*

7015 0640 0001 7999 1270

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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☐ Collect on Delivery
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

USPS Tracking® Results

FAQs > (http://faq.usps.com/?articleId=220900)

Track Another Package +

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Tracking Number: 70150640000179991270

Delivered

Updated Delivery Day: Friday, May 12, 2017 ⓘ

Product & Tracking Information

See Available Actions

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 12, 2017, 2:48 pm	**Delivered, Left with Individual**	**ALBUQUERQUE, NM 87120**

Your item was delivered to an individual at the address at 2:48 pm on May 12, 2017 in ALBUQUERQUE, NM 87120.

May 12, 2017, 8:01 am	Arrived at Unit	ALBUQUERQUE, NM 87114
May 12, 2017, 1:44 am	Departed USPS Facility	ALBUQUERQUE, NM 87101
May 11, 2017, 8:29 pm	Arrived at USPS Facility	ALBUQUERQUE, NM 87101

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

MAY 11 2017

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Postage
$

Total Postage and Fees
$ 6.56

FCS 25950-002

Sent To
Taylor Ranch - Rene Horvath

Street and Apt. No., or PO Box No.
515 Palomino Dr. NW

City, State, ZIP+4
ABQ NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

USPS Tracking® Results

FAQs > (http://faq.usps.com/?articleId=220900)

Track Another Package +

Remove ×

Tracking Number: 70150640000179991287

Delivered

Product & Tracking Information

See Available Actions

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 24, 2017, 11:49 am	**Delivered, Left with Individual**	**ALBUQUERQUE, NM 87120**

Your item was delivered to an individual at the address at 11:49 am on May 24, 2017 in ALBUQUERQUE, NM 87120.

May 12, 2017, 1:53 pm	Notice Left (No Authorized Recipient Available)	ALBUQUERQUE, NM 87120
May 12, 2017, 8:00 am	Arrived at Unit	ALBUQUERQUE, NM 87114
May 12, 2017, 1:37 am	Departed USPS Facility	ALBUQUERQUE, NM 87101

May 11, 2017

Via Certified/Return Receipt

Westside Coalition of
Neighborhood Associations
Jerry Worrall
1039 Pinatubo Pl. NW
Albuquerque, NM 87120
Email: jfworrall@comcast.net

Westside Coalition of
Neighborhood Associations
Henry Hendriksen
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114-2701
Email: hlhen@comcast.net

Re: Informational Neighbor Meeting Regarding new Albuquerque Emergency Room & Medical Hospital Facility

Dear Neighbor:

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Thank you for your consideration.

Sincerely,

By: Steve Buttry

Steve Buttry
Buttry & Brown Development, LLC

16775 Addison Rd., Suite 200, Addison, TX 75001
Office 214-296-4989 – www.Buttry-Brown.com

Namir Kalin
TBAE 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

n Associates,
ture • Project Management

EXTERIOR PERSPECTIVES

Scale:

Nutex Healt

Albuquerque Micro Hospi

Albuquerque, N

SDP-201

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Westside Coalition N.A.
Henry Hendriksen
10512 Rivadel Sole Ct NW
Albuquerque NM 87120

9590 9402 1269 5246 9862 20

2. Article Number *(Transfer from service label)*

7015 0640 0001 7999 0068

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X W Hendriksen

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

5/12/17

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
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☒ Certified Mail®
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Hearing Date: Thursday, July 13, 2017 **1011268**
Zone Atlas Page: C-13
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near 9310 Coors Blvd. between Valley View Dr. NW and Coors Blvd.

Applicant: Steve Buttry, Buttry & Brown Development, LLC
6520 Preston Way
El Dorado Hills, CA 95762

Agent: Wilson & Company Engineers & Architects
4900 Lang Ave. NE
ABQ, NM 87109

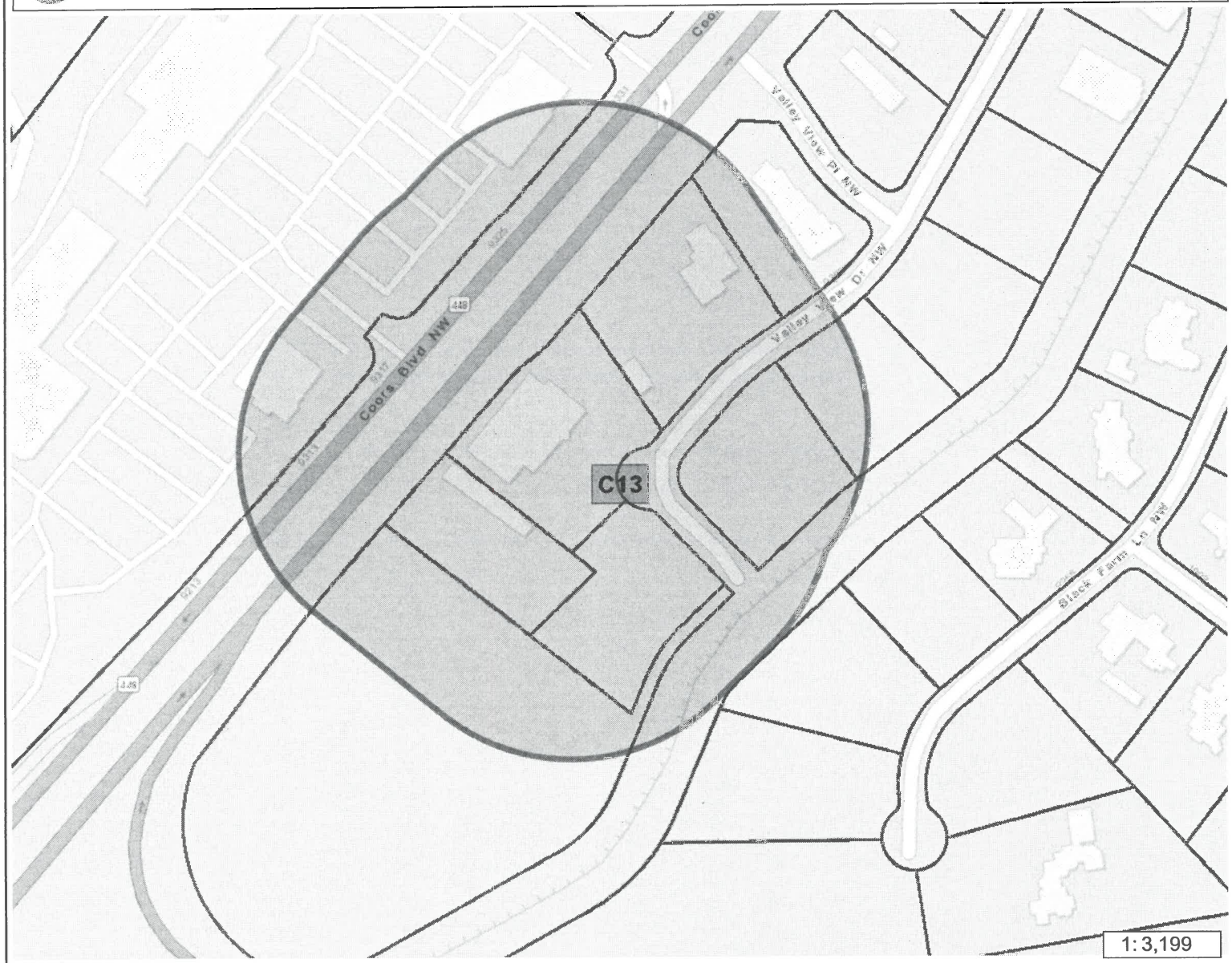
Special Instructions:

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

Date Mailed: 06/21/17

Signature: Geraldine Delgado

1011268



Legend

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

Notes

Buffer: 310ft.
ROW: Coors Blvd. NW 210ft.

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/5/2017 © City of Albuquerque

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SPECTRUM ABQ LLC C/O DIANE PALM
1104 W BAY AVE
NEWPORT BEACH CA 92661-1017

BLACK JOHN F TRUSTEE BLACK RVT
TRUST A-1 & BLACK JOHN F
3613 NM 528 NW SUITE H
ALBUQUERQUE NM 87114-8918

BLACK JOHN F TRUSTEE BLACK RVT A-1
& JB HOLDING LLC
3613 NM 528 NW SUITE H
ALBUQUERQUE NM 87114-8918

CPP PASEO I LLC & CPP PASEO II LLC C/O
ALLIANCE TAX ADVISORS
433 E LAS COLINAS BLVD SUITE 300
IRVING TX 75039-5522

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

SCHOOLER PROPERTIES LP
36360 TOOL BOX SPRING RD
MOUNTAIN CENTER CA 92561

PATTEN WEST LLC
9310 COORS BLVD NW
ALBUQUERQUE NM 87114

Paradise Hills Civic Assoc.
Tom Anderson
10013 Plunkett Dr. NW
ABQ, NM 87114

Paradise Hills Civic Assoc.
Maria Warren
5020 Russell NW
ABQ, NM 87114

Riverfronte Estates N.A. Inc.
Matt Dotson
1739 Rusty Rd. NW
ABQ, NM 87114

Riverfronte Estates N.A. Inc.
JoAnn McNeil
1610 Lyria Rd. NW
ABQ, NM 87114

Westside Coalition of N.A.'S
Jerry Worrall
1039 Pinatubo Pl. NW
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Westside Coalition of N.A.'S
Harry Hendriksen
10592 Rio Del Sole Ct. NW
ABQ, NM 87114

Taylor Ranch N.A.
Jolene Wolfley
7216 Carson Tr. NW
ABQ, NM 87120

Taylor Ranch N.A.
Rene Horvath
5515 Palomino Dr. NW
ABQ, NM 87120

Wilson & Company Engineers &
Architects
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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

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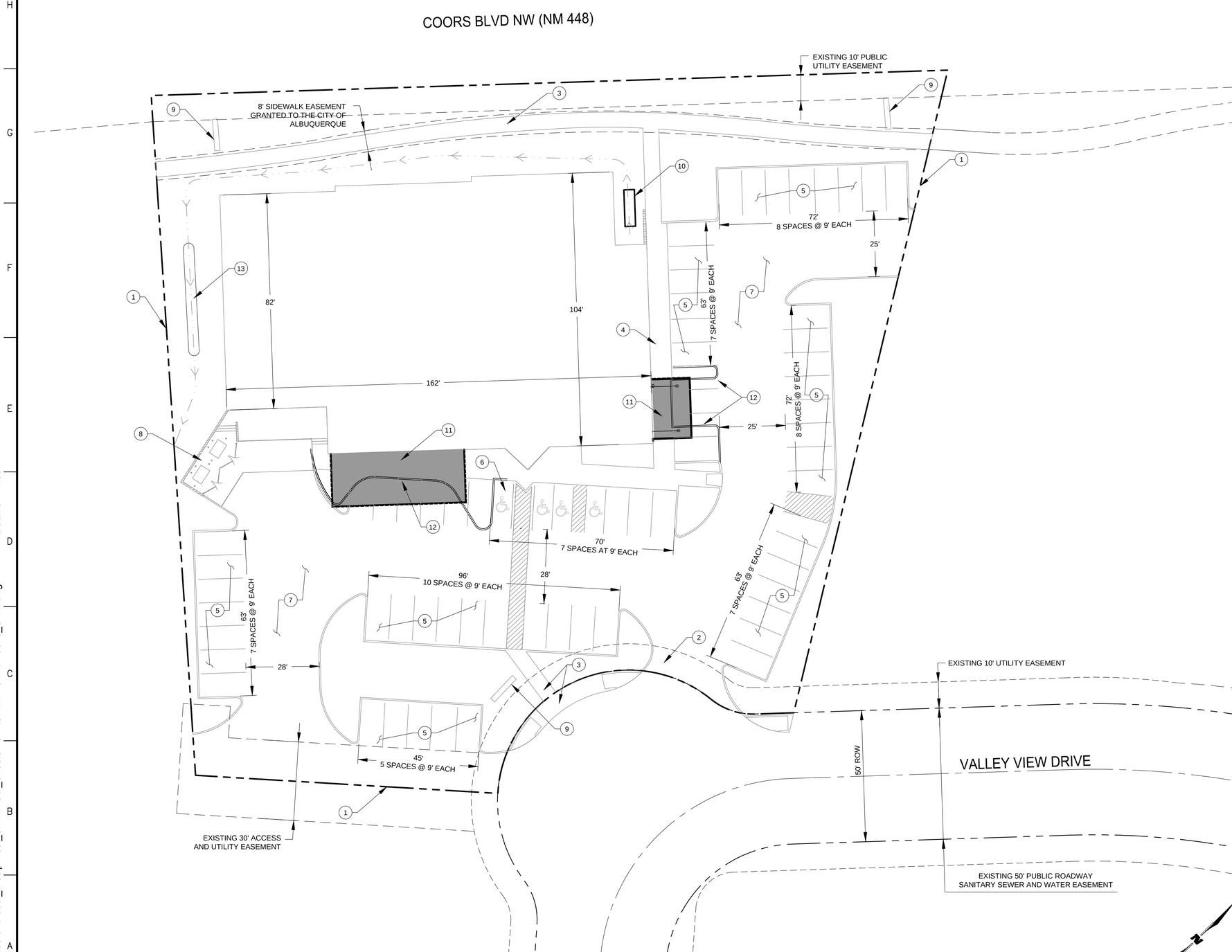
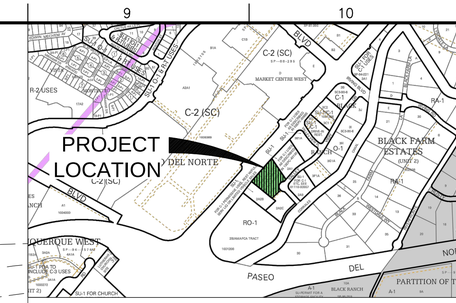
SITE PLAN REDUCTIONS



A1 CONCEPTUAL SITE PLAN
1 : 20



VICINITY MAP

REQUIRED SITE PLAN FOR SUBDIVISION INFORMATION

PROJECT ADDRESS:	9310 COORS BLVD, NW
LOT SIZE:	1.524 AC
ZONING:	SU-1 FOR C-1 PERMISSIVE
PROPOSED USES:	ADD HOSPITAL
MAXIMUM FAR:	0.24
SETBACKS :	REQUIRED
FRONT LOT LINE	5 FT (MIN)
CORNER SIDE LOT LINE	5 FT (MIN)
SETBACK FROM DRIVEWAY AND PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION	11 FT (MIN)
MAXIMUM HEIGHT:	
PARKING ANALYSIS:	
REGULAR SPACE	55
ACCESSIBLE SPACE	4
TOTAL SPACES	59

NOTES:

1. A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SHALL BE REQUIRED, REVIEWED AND APPROVED BY THE EPC PURSUANT TO THE SU-1 REGULATIONS SECTION 14-16-2-22.
2. PERIMETER LANDSCAPING SHALL BE DEFINED AS PART OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

KEYNOTES

1. EXISTING PROPERTY LINE
2. EXISTING 25' DRIVEWAY
3. EXISTING 6' CONCRETE SIDEWALK
4. EXISTING 8' CONCRETE SIDEWALK
5. EXISTING TYPICAL PARKING SPACES 9' X 20' (18' + 2' OVERHANG)
6. EXISTING TYPICAL HC PARKING SPACES 9' X 20' (18' + 2' OVERHANG)
7. EXISTING ASPHALT PAVING
8. EXISTING TRASH ENCLOSURE
9. EXISTING MONUMENT SIGN TO BE REMAINED
10. PROPOSED EMERGENCY GENERATOR AND SCREEN WALL
11. PROPOSED CANOPY
12. PROPOSED CURB/PARKING MODIFICATIONS
13. PROPOSED FIRST FLUSH PONDING AREA

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4900 LANG AVE. NE
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4155 FIRST FLOOR
FAX: 505-348-4155 SECOND FLOOR
www.wilsonco.com

PROJECT NAME
NUTEX HEALTHCARE
ALBUQUERQUE
MICRO HOSPITAL
ALBUQUERQUE, NM

PROJECT NO:	17060-046-00
DESIGNED BY:	MDG
DRAWN BY:	ALL
CHECKED BY:	DMD
DATE:	DATE

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NO:
C-101

M:\MSD\17-600-046-00\2_Disciplines_SHEETS\2_Sheets - civil\SHEET SET\176046_SITE.dwg 6/30/2017 1:55 PM

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EXTERIOR PERSPECTIVES

Scale:

Nutex Healthcare

Albuquerque Micro Hospital

Albuquerque, New Mexico

SDP-201 *04/10/17*

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EXTERIOR PERSPECTIVES

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Albuquerque Micro Hospital

Albuquerque, New Mexico

SDP-202 *04/10/17*

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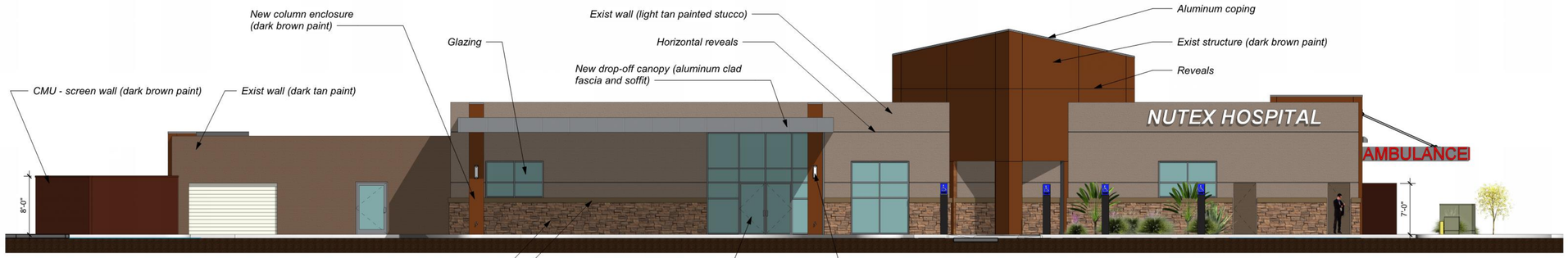

1 SOUTH ELEVATION
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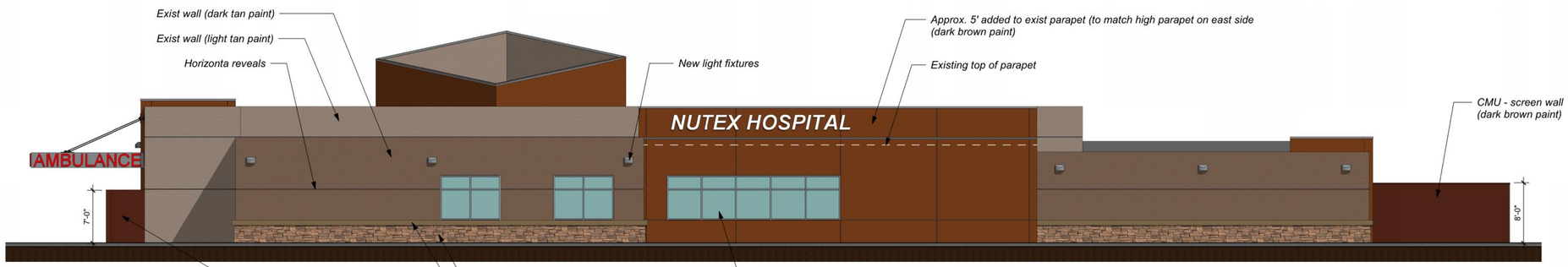

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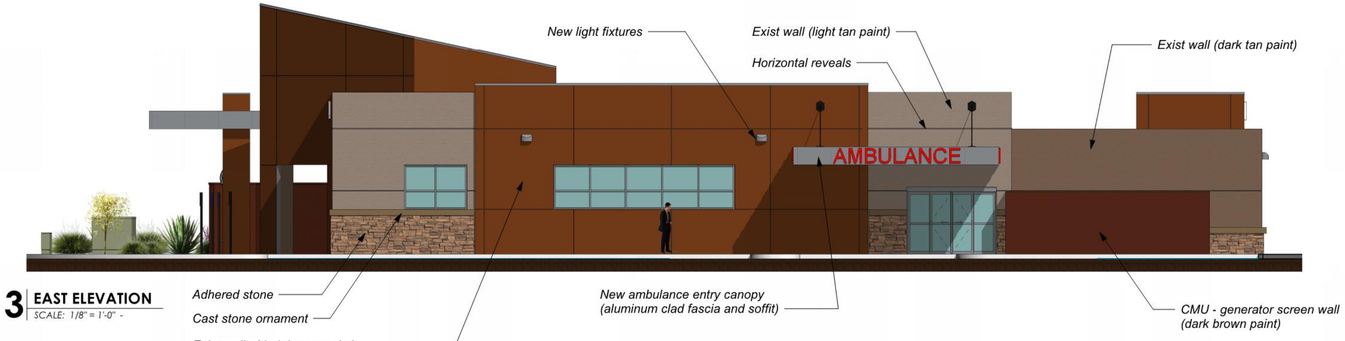

3 EAST ELEVATION
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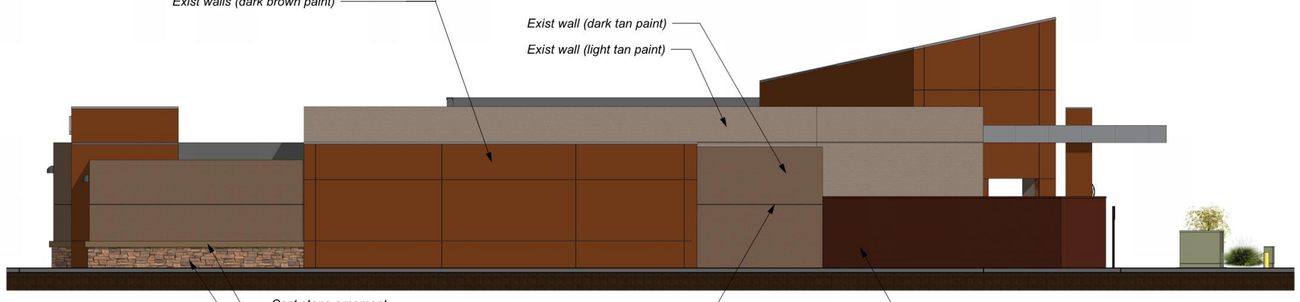

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EXTERIOR ELEVATIONS

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Nutex Healthcare

Albuquerque Micro Hospital

Albuquerque, New Mexico

SDP-203 04/10/17

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