

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

July 14, 2017

Union Pension Trans Trust
93-2NM
122 Tulane Dr SE
ABQ, NM 87109

Project# 1010484
17EPC-40015 Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:

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

PO Box 1293

On July 13, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1010484/17EPC-40015, a Zone Map Amendment (Zone Change), based on the following findings:

Albuquerque

FINDINGS:

- NM 87103
- www.cabq.gov
1. This is a request for a Zone Map Amendment for Tract 9A 1B plat of Tracts 941A & 9A1B located on Renaissance Blvd between Chappell Drive and Culture Drive and containing approximately 3.8 acres.
 2. The request amends the zoning from SU-1 for IP Uses to SU-1 for IP Uses and Hospital
 3. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan and Renaissance Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
 4. The subject site is within an Area of Change within the Comprehensive Plan and is also designated as an Employment Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. The request is consistent with the North Valley Area Plan because it will encourage multi modal uses and will locate a more intense use outside of the valley floor.
6. The request is consistent with intent of the Renaissance Master Plan to have a variety of uses in the area. The proposed uses in not listed as prohibited in the plan.
7. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
 - A. The additional hospital use will not be contrary to the health, safety, morals and general welfare of the City. It will allow for the development of needed services in a central location and will be a compatible with the scale and intensity of the existing development.
 - B. The addition of the hospital use will not destabilize the area. Future development on the site will be reviewed by the Renaissance Board and then go to the City's Development Review Board prior to securing a building permit. This provides certainty that the future development will be of similar quality to the existing development. The use will be compatible in scale and intensity with the existing development.
 - C. The request is consistent with and furthers adopted plans and policies, including the Comprehensive Plan, North Valley Area Plan, and the intent of the Renaissance Master Plan as summarized in Findings 4 through 6.
 - D.

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

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

According to the Bernalillo County Behavioral Health Initiative, the "behavioral health care system is fragmented, difficult to navigate and lacking a full complement of care options, at times leading to no or insufficient treatment, and taken action to build a better safety net and more effectively deploy community resources." And that "Recent studies suggest that nearly 50 percent of Bernalillo County residents needing mental health or addiction treatment services are not getting the help they need because of gaps in New Mexico's behavioral health care. Untreated behavioral health conditions

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have led to increased and sometimes tragic interactions with law enforcement, over incarceration, overuse of hospital emergency and inpatient services, and unnecessary suffering on the part of patients and their families.”

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

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

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

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 28, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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

Sincerely,


Suzanne Lubar
Planning Director

SL/MG

cc: Union Pension Trans Trust 93-2NM, 122 Tulane Dr. SE, ABQ, NM 87110
Tierra West, LLC, 5571 Midway Park Place NE, ABQ, NM 87109
Near North Coalition, Peggy Norton, P.O. Box 70232, ABQ, NM 87197
Near North Coalition, Doyle Kimbrough 2327 Campbell Rd NW, ABQ, NM 87104
District 4 Coalition of NA's, Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109
District 4 Coalition of NA's, Tony Huffman, 9712 Sand Verbena Trl NE, ABQ, NM 87122