

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
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OFFICIAL NOTIFICATION OF DECISION

June 9, 2017

Horne Stewart, LLC
2863 North Norwalk #103
Mesa, AZ 85215

Project #1001195
17EPC-40010 Map Amendment to the Comprehensive Plan

LEGAL DESCRIPTION:

The above action for all or a portion of Section 16 T9N R3E, zoned A-1, located on I-25 between University and Los Picaros Rd, containing approximately 540 acres. (Q-15)
Staff Planner: Cheryl Somerfeldt

On June 8, 2017 the Environmental Planning Commission (EPC) voted to forward a recommendation of **APPROVAL** of Project 1001195/17EPC-40010, a proposed Map Amendment to the Comprehensive Plan, based on the following findings:

FINDINGS:

- Albuquerque
PO Box 1293
NM 87103
www.cabq.gov
1. This is a request for a Map Amendment to the 2017 Albuquerque & Bernalillo County Comprehensive Plan to change the portion of the subject site designated Reserve to Developing Urban.
 - The property is located on tracts of land within Section 16 T9N R3E, excluding right-of-way and the southwesterly portion, and including the AT&SF Railroad Spur. The property is located south of the Albuquerque International Airport, north and west of the Mesa del Sol Master Plan, east of Interstate-25, west of Kirtland Air Force Base, and on the lower Tijeras Arroyo. The approximately 540 acre subject site is adjacent to the city limits of Albuquerque, but lies entirely in an unincorporated portion of Bernalillo County.
 2. The request will allow the property to develop under one Comprehensive Plan Area designation (Developing Urban) that is more suited to the surrounding area and the plan for development of the site.
 3. The request has been submitted subsequent to approval of the Valle del Sol Sector Development Plan which governs the subject site (in March of 2017), and an amendment to the 2013 Comprehensive Plan from Reserve to Developing Urban for the subject site (in April of 2017) by the Bernalillo Board of County Commission.
 4. The Valle del Sol Sector Development Plan established zoning for the subject site to be SD-V-M-1, Light Industrial and SD-V-OS, Open Space, which will guide development with primarily industrial uses and open space, exclusive of residential uses.

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5. The City of Albuquerque Environmental Planning Commission previously disapproved Master Plans for the subject site due to incompatibility between residential uses and the adjacent Albuquerque International Sunport. Residential uses have been eliminated from the Valle del Sol Sector Development Plan for the subject site.
6. The 2013 joint Albuquerque/Bernalillo County Comprehensive Plan is the governing document for Bernalillo County. The updated 2017 joint Albuquerque & Bernalillo County Comprehensive Plan is the governing document for the City of Albuquerque. Since the EPC is the City's recommending body, the EPC used associated policies from the 2017 joint Comprehensive Plan to evaluate the request and for the findings herein.
7. The intent of the proposed Comprehensive Plan amendment and the Valle del Sol Sector Development Plan is to create a quality urban environment with employment opportunities in the southeast portion of the Metropolitan Area.
8. The proposed Comprehensive Plan amendment will result in development that is consistent with and complementary to the natural features and land uses adjacent to the site. Adjacent land uses include City open space to the east and the Mesa del Sol Employment Center to the southeast, which will not permit the same light industrial uses as the Valle del Sol Sector Development Plan.
9. The proposed Comprehensive Plan amendment will result in implementation of the Valle del Sol Sector Development Plan which includes a framework for transportation, drainage, water, wastewater, trails, open space, architectural styles, parking, landscape, walls, fences, lighting, and site design that will enhance the development that occurs on the site.
10. The request to amend the subject site's land use development designation from Reserve to Developing Urban furthers the following Goals and Policies of the 2017 Albuquerque & Bernalillo County Comprehensive Plan:

Policy 5.5.5: Create a quality urban environment that perpetuates the tradition of identifiable, individual, compact, but integrated communities within the metropolitan area and that offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

The Comprehensive Plan amendment will provide for a variety of work areas and lifestyles with the relatively unique opportunity for access to ground, air, and rail transportation for employers as well as vehicular, pedestrian, and bicycle transportation options for employees with a network of trails and connections to open space.

The Comprehensive Plan amendment will provide a quality employment center south of the Sunport, providing a variety of employment possibilities that will support long term housing growth established in Mesa del Sol Plan south of the area. The location of the employment center should help to reduce vehicle miles traveled (VMT) and provide for diverse employment that is not allowed within the Mesa Del Sol area.

Policy 5.5.5.d: Develop and enforce special requirements for low-density holding zones to allow for sector planning, special design treatments, and phasing of infrastructure in keeping with capital investment priorities in Developing Urban Areas.

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The Comprehensive Plan amendment will allow for infrastructure phasing and special design treatments to include management of the Tijeras Arroyo which is crucial to area hydrology. The Sector Development Plan is the appropriate mechanism to ensure the correct zoning and development of the area. The light industrial uses will buffer the surrounding uses from the International Airport and Interstate.

Policy 5.5.5.f: Encourage the location, intensity, and design of new development to respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, acequia easements, and resources of other social, cultural, and recreational concern.

The Comprehensive Plan amendment will permit the Valle del Sol Sector Development Plan area to be light industrial near existing transportation and utility infrastructure. The Valle del Sol Sector Development Plan outlines specific design standards which respect natural, social, and recreational resources.

Policy 5.5.5.g: Accommodate new growth through infill and compact development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The Comprehensive Plan amendment will further the integrity of the existing neighborhoods since the subject site will provide a buffer zone as well as potential employment for the contiguous Mesa del Sol and the South Valley residents.

The development of Valle del Sol, currently vacant, is ideal for growth while meeting the need to protect the integrity of the Sunport and Mesa del Sol. Many of the facilities (such as power, gas and sewer) exist in and adjacent to Valle del Sol.

Policy 5.5.5.i: Ensure that development is carefully designed to conform to topographical features and include trail corridors and dedicated open space where appropriate.

The Comprehensive Plan amendment permits the approval of the Valle del Sol Sector Development Plan which will specify standards to enhance natural characteristics making the existing site unique such as the Tijeras Arroyo and the escarpments leading to the higher portions of the site. In addition, the Valle del Sol Sector Development Plan specifies native or similar plant material and trails that will capitalize on views.

Complete development plans and infrastructure will be developed for the project and routed through the normal County Development Review Authority (CORA) approval process. The open space slopes were set aside for the benefit of the Community.

Policy 5.5.5.k: Ensure that employment and service uses are located to complement residential areas and are sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Due to the location of the subject site, existing residential areas south of downtown will be complemented by proximity to the employment center without being adversely effected by noise, lighting, pollution, and traffic from the site since it is sufficiently buffered.

Situated adjoining to the International Airport, Interstate 25, and a potential rail access the subject site offers new multimodal opportunities for a community employment center.

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Policy 13.5.1c: Mitigate potential adverse impacts – including noise, emissions, and glare – of new development on surrounding land uses during and after construction through land use regulations, environmental permitting, and enforcement.

The Comprehensive Plan amendment permits the Valle del Sol Sector Development Plan to specifically eliminate residential uses from the planned development in order to mitigate potential adverse noise impacts for residential users.

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

The Comprehensive Plan amendment will permit an employment center for the southern portion of the metro to include industrial and warehouse uses that will not be permitted in the Mesa del Sol employment center, therefore encouraging a diverse economy.

Policy 8.1.1: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The Comprehensive Plan amendment will support diverse business models including light industrial and warehousing in combination with natural features; thereby offering diverse contexts, densities, and scales to employers and employees.

Policy 5.5.1: Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly-owned Open Space, parks, trail corridors, and open areas throughout the Comp Plan area.

Part of the Valle del Sol Sector Development Plan area is zoned SD-V-OS, which will preserve that portion as Major Public Open Space and provide opportunities for trail connections and open areas.

Policy 10.3.2: Identify and manage sensitive lands within the Open Space network to protect their ecological function. 10.3.2.b: Ensure that development within Open Space is compatible with its preservation purpose.

Currently the site provides no designated trails but the Valle del Sol Sector Development Plan has identified connections that will be built and maintained. In the future should these trails serve as a link to a larger network, further connections will be made available. The open space will be under County Parks for maintenance and preservation.

Policy 10.4.4.a, Coordination: Acquire, regulate, and manage trail corridors to protect natural features, views, drainage, and other functions and/or to link other areas within the Open Space network.

The Comprehensive Plan amendment will permit the coordination of the drainage corridor, the Tijeras Arroyo, as an important part of the Open Space Network.

11. The Valle del Sol Sector Development Plan is incorporated herein by reference and made part of the record for all purposes.
12. There are no neighborhood or homeowner associations in the plan area, and there is no known opposition to this request.

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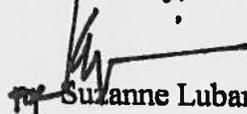
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PROTEST: It is not possible to appeal EPC recommendations to the City Council. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the EPC's recommendation, which in this case is by **JUNE 23, 2017**.

Sincerely,


Suzanne Lubar
Planning Director

SL/CS

cc: Horne Stewart, LLC, 2863 North Norwalk #103, Mesa, AZ 85215
Tierra West, LLC, 5571 Midway Park Place NE, ABQ, NM 87109