



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1011232
Case Number: 17EPC- 40011
Hearing Date: June 8, 2017**

Staff Report

Agent	Design Workshop
Applicant	Garcia Auto Group
Request	Zone Map Amendment (Zone Change) Tracts 224D3B, 225B2A1A1 & 226C2B, 225B2A1A2, 225B2B, 225B2C, 225B2D, 225B2E, 225B2F & 225B2A2, 225B2G, 225B2H, 225B2I, 226A, 227, 228, 232, 233A, 236-A, 236-B, and Land of J A Garcia Tract A, MRGCD Map #35
Legal Description	North of I-40 and East of Rio Grande Blvd between the Alameda Drain and Campbell Ditch
Location	
Size	20 acres
Existing Zoning	M-1 and R-1
Proposed Zoning	C-2 and R-2

Staff Recommendation

**DEFERRAL of Project # 1011232
Case # 17EPC-40011
based on the
Findings on Page 1**

**Staff Planner
Michael Vos, AICP – Planner**

Summary of Analysis

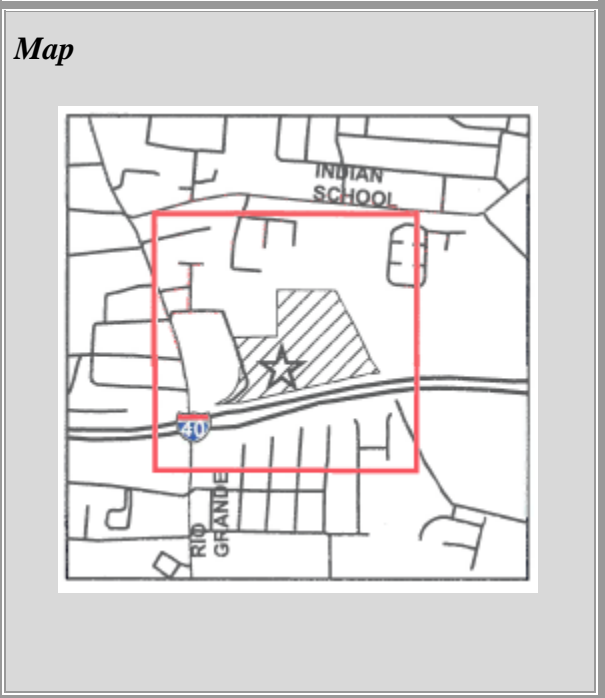
The request is for a Zone Map Amendment (Zone Change) for 21 contiguous parcels of land within MRGCD Map #35 containing approximately 20 acres.

The applicant is proposing to change the zoning of the subject site from R-1 and M-1 to R-2 and C-2 to facilitate redevelopment of the subject site.

The subject site is located in both an Area of Change and Area of Consistency in the 2017 Comprehensive Plan.

Six different neighborhood associations and property owners within 100 feet were notified and a facilitated meeting was held on May 23, 2017. There is known opposition to the request.

The applicant has requested a 30 day deferral to continue having discussions with neighborhood groups about traffic and other issues related to the proposed development.



FINDINGS

Project # 1011232, Case # 17EPC-40011

1. This is a request for a Zone Map Amendment (Zone Change) for Tracts 224D3B, 225B2A1A1 & 226C2B, 225B2A1A2, 225B2B, 225B2C, 225B2D, 225B2E, 225B2F & 225B2A2, 225B2G, 225B2H, 225B2I, 226A, 227, 228, 232, 233A, 236-A, 236-B, and Land of J A Garcia Tract A, MRGCD Map #35 located north of Interstate 40 and east of Rio Grande Blvd between the Alameda Drain and Campbell Ditch and containing approximately 20 acres.
2. The applicant has met with neighborhood groups and requests a deferral to continue to discuss traffic and other issues related to the development proposal. A 30 day deferral to the July 13, 2017 hearing would allow for those further discussions.

Vos, Michael J.

From: Kurt Culbertson <kculbertson@designworkshop.com>
Sent: Monday, June 05, 2017 10:08 AM
To: Herb Denish
Cc: Garcia, Ed; Vos, Michael J.; Nicole Rebeck
Subject: Re: #1011232 Rio Grande Crossing reschedule request

I just left Michael a voice mail and left one on his office and cell phone last week. I also send an email.

We would like to request a deferral. We have had positive meetings with neighborhood groups about traffic and other issues and would like another 30 days to seek to resolve those issues amicably. We would request a deferral until the EPC's July 13th meeting.

Thank you,

KC

Sent from my iPhone

On Jun 5, 2017, at 12:03 PM, Herb Denish <hmd@denishconsulting.com> wrote:

Michael just needs justification in e- mail
" meeting w/ neighborhood representatives, review of traffic analysis..etc"

Sent from my iPhone

On Jun 5, 2017, at 10:00 AM, Kurt Culbertson <kculbertson@designworkshop.com> wrote:

Below is an email I sent last week regarding the EPC hearing.

From: Kurt Culbertson
Sent: Friday, June 2, 2017 11:39 AM
To: mvos@cabq.gov
Cc: Nicole Rebeck
Subject: #1011232 Rio Grande Crossing reschedule request

Michael,

We would like to reschedule our EPC hearing for the July 13 date. Can you please work with us to coordinate this change? Feel free to call.

LOS DURANES NEIGHBORHOOD ASSOCIATION

Board of Directors/Officers
William C. Herring, President
Lee Gamelsky, Vice-President
Andrea Scott, Secretary
Carolyn Stewart, Treasurer
Rod Herrera, Director
Eddie Lopez, Director
James Lopez, Director

June 6, 2017

SENT VIA EMAIL TO
mvos@cabq.gov

Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque NM 87102

Michael Vos, Staff Planner
City of Albuquerque Planning Dept.
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
mvos@cabq.gov

RE: 17EPC-40011, Project #1011232, Rio Grande Crossing

Dear Gentlepersons:

I am writing on behalf of the Board of Directors of the Los Duranes Neighborhood Association (“LDNA”), who support for the 30-day referral being requested by the Applicant. The LDNA Board also support the requested zone change conditioned on the results of the on-going traffic study being conducted by the Applicant. If the traffic study, when completed, shows that Rio Grande Blvd. can reasonably accommodate the increase in traffic generated by the proposed development, the LDNA Board would support the requested zone change.

On May 23, 2017, a well-attended facilitated meeting was held concerning the requested zone change. Attendees including numerous Los Duranes residents. The facilitator reported that those in attendance unanimously expressed strong concerns about traffic and how current traffic problems would be exacerbated by the project. Meeting participants expressed concerns that additional traffic would further clog Rio Grande Blvd. and the existing intersections and could increase traffic in nearby neighborhoods. Los Duranes, a neighborhood directly adjacent to the proposed development, would be most affected by the increase in traffic.

LDNA concurs with the requested 30-day deferral. If the traffic study shows that Rio Grande Blvd. can reasonably accommodate the increase in traffic generated by the proposed development, the LDNA Board would support the requested zone change.

Very truly yours,

Signed

William C. Herring, President
Los Duranes Neighborhood Association
3104 Coca Road NW; Albuquerque NM 87104
Telephone: (505) 243-4664
E-Mail: billherring@comcast.net

cc: Applicant
LDNA BOD



NEAR NORTH VALLEY NEIGHBORHOOD ASSOCIATION

VOLUNTEERS WORKING INCLUSIVELY TO PROTECT,
PRESERVE, AND ENHANCE THE COMMUNITY

NNVNA
PO Box 6953
ALBUQUERQUE, NM
87197

MARIT TULLY,
PRESIDENT, 385-7863

JOE SABATINI
SECRETARY, 344-9212

MAIL@NNVNA.ORG
WWW.NNVNA.ORG

Copy:
Ed Garcia
Herb Denish
Jackie Fishman
North Valley Coalition

June 5, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
600 2nd St NW
Albuquerque, NM 87102

Sent via e-mail to Michael Vos, Staff Planner, mvos@cabq.gov

Re: Project #11011232, 17EPC-40011; Zone Map Amendment

Dear Chairperson Hudson:

We were informed this morning that Mr. Ed Garcia and his development team have requested deferral of this Thursday's EPC hearing on their requested zone map amendment. We support the request for deferral for these reasons:

- Over the last several months, the development team has made presentations and announcements to our board and membership, primarily about their proposed site plan rather than specifics about their proposed zone change. And, until mid-April, we had understood that the development team would be seeking SU zoning which would provide the community with greater opportunity to raise concerns and have them addressed. Last week we had a discussion with the team, and based on that, we are hopeful some community concerns may be addressed. That will take some more time, however.
- The proposed zone change should not be considered before traffic loads and ingress/egress are resolved. It's our understanding that a TIS will be completed mid-June. While there is no guarantee that those uses considered for the traffic analysis will be the uses that are actually built, the TIS would give the community a more reasonable basis upon which to judge the impacts of the proposed zone changes. Again, that will require more time.
- Confusing information about the differences between C-1 and C-2 was provided to the public at the May 23, 2017 facilitated meeting. In answer to a question about the difference between C-1 and C-2 zoning, the

development team referred to C-2 as “neighborhood commercial” and said the big difference was that full-service alcohol was permissible in C-2. It’s our understanding that C-2 is characterized in the Zoning Code as “community commercial,” and has numerous, more intensive uses than C-1 (e.g., drive-in restaurants). This should be cleared up well in advance of any EPC hearing. Again, the community cannot appropriately judge the impacts of the proposed zone change when it doesn’t have clear and accurate information.

We ask that you grant the deferral request.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink that reads "Marit Tully". The signature is written in a cursive style with a large, sweeping initial "M".

Marit Tully
President

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**Re: Project #1011232: 17EPC-40011 Zone Map Amendment
Submitted by Garcia Family and Design Workshop, Inc.**

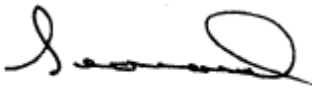
Chairperson Hudson:

I support the recently submitted Zone Map Amendment proposal by the Garcia Family and Design Workshop, Inc. on April 27, 2017. I am writing to communicate the benefits of this project for the surrounding community.

I value quality development by investors and developers who have a strong connection to the North Valley. The Garcia Family are long-time residents of this community, fourth generation, and I believe they will be excellent stewards of the parcels at the northeast intersection of Rio Grande Boulevard and Interstate 40. My understanding of this project is that it will introduce tasteful development including a much-needed grocery store to the area in addition to quality housing for middle income families. The integration of greenspace and trails along the acequias will be a valuable addition for the neighborhood and surrounding community.

As a longtime resident of the North Valley I ask for the support of the Environmental Planning Commission regarding this project because I believe this is truly a positive change for our community.

Thank you,



May 31st, 2017

Signature

Date

Leonard G. Armstrong
6600 El Alhambra Cir. NW, Los Ranchos, NM 87107

Printed Name and Address of Residence