



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1011130
Case Number: 17EPC-40002
March 09, 2017**

Staff Report

Agent	Modulus Architects
Applicant	JB Holdings LLC, JB Management
Request	Zone Map Amendment (zone change)
Legal Description	Tract 3F-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A Black Ranch, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1); Tract 3G-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1); and Tract 3H (being a replat of Tract 3), Black Ranch
Location	north of Paseo Del Norte Blvd. NW and east of Coors Blvd. NW, between Valley View Dr. NW and the Corrales Main Canal
Size	Approximately 2.66 acres
Existing Zoning	O-1 Office and Institution Zone
Proposed Zoning	C-1 Neighborhood Commercial Zone

Staff Recommendation

APPROVAL of 17EPC-40002, based on the Findings beginning on Page 16.

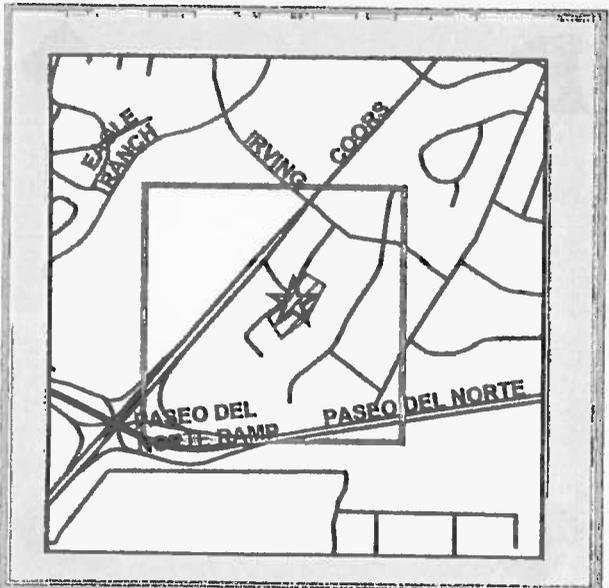
**Staff Planner
Catalina Lehner-AICP, Senior Planner**

Summary of Analysis

This request is for a zone change for an approximately 2.66 acre vacant site, consisting of three lots. The applicant proposes to change the subject site's zoning from O-1 to C-1 to allow future commercial development.

The subject site is in the Developing Urban Area of the Comprehensive Plan. The Westside Strategic Plan and the Coors Corridor Plan also apply. The subject site is not in a designated Activity Center. The request generally furthers applicable Goals and policies and has been adequately justified pursuant to R270-1980.

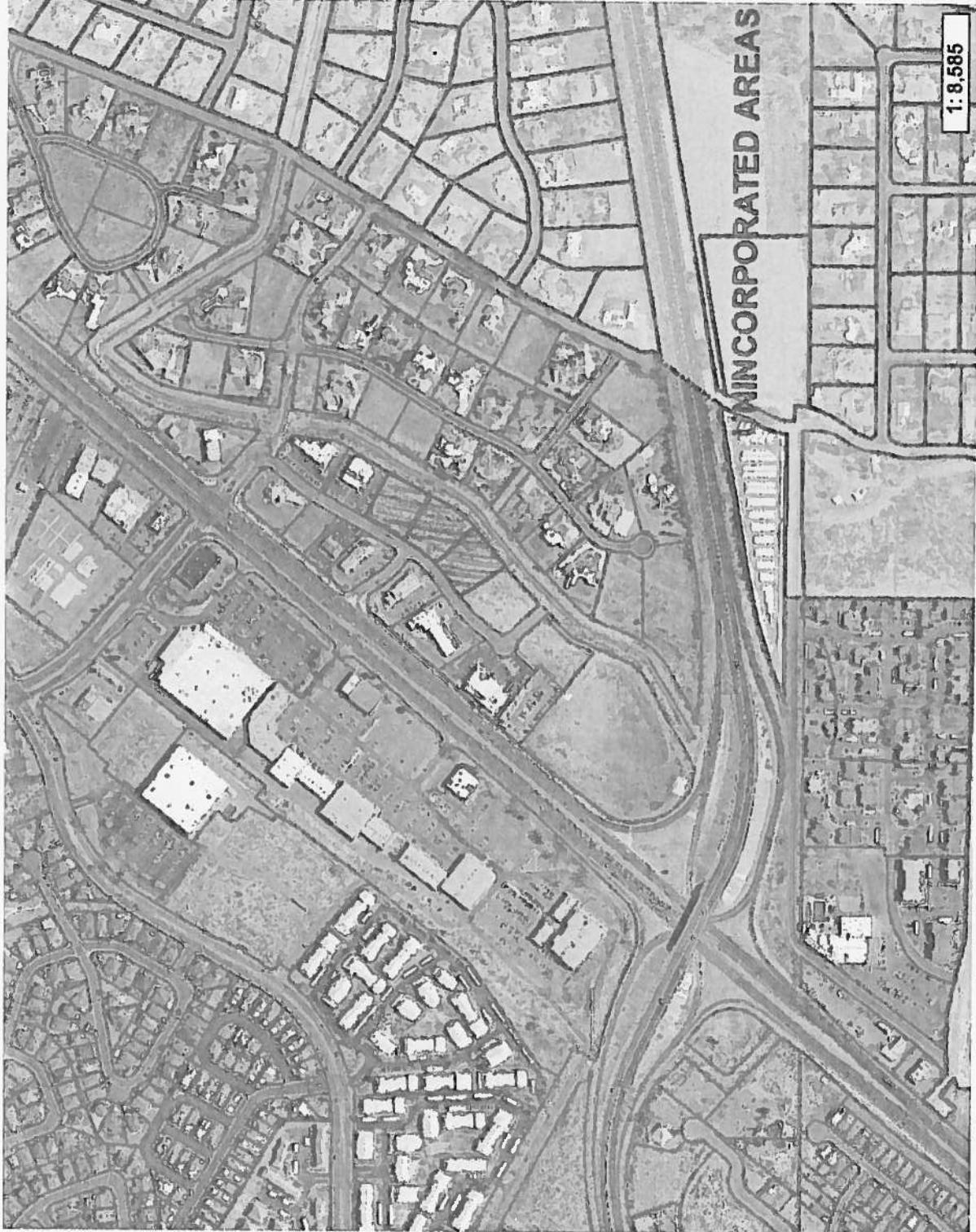
Affected neighborhood organizations and property owners were notified as required. There is no known opposition as of the writing of this report. Staff recommends approval based on the findings in this report.



City Departments and other interested agencies reviewed this application from 01/30/2017 to 02/16/2017. Agency comments used in the preparation of this report begin on Page 21.



Project #1011130



1: 8,585



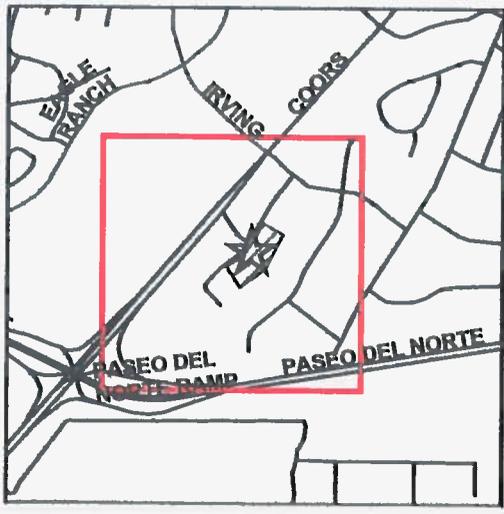
WGS_1984_Web_Mercator_Auxiliary_Sphere
 2/28/2017
 © City of Albuquerque

Legend

- Bernalillo County Parcels
- Municipal Limits**
 - Cornales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



LAND USE MAP

Note: Grey shading
Indicates County.

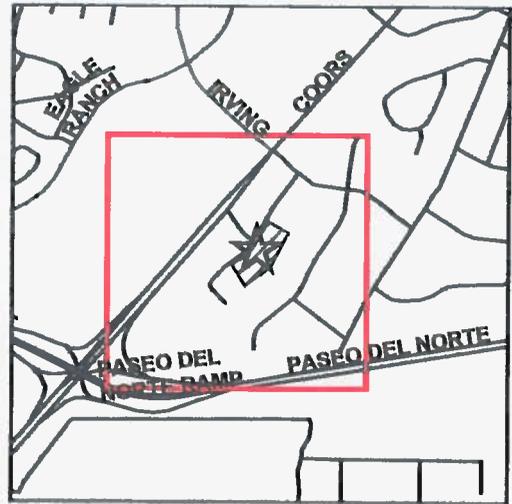
KEY to Land Use Abbreviations

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



1 inch = 277 feet

Project Number:
1011130
Hearing Date:
03/9/2017
Zone Map Page: C-13
Additional Case Numbers:
16EPC-40002



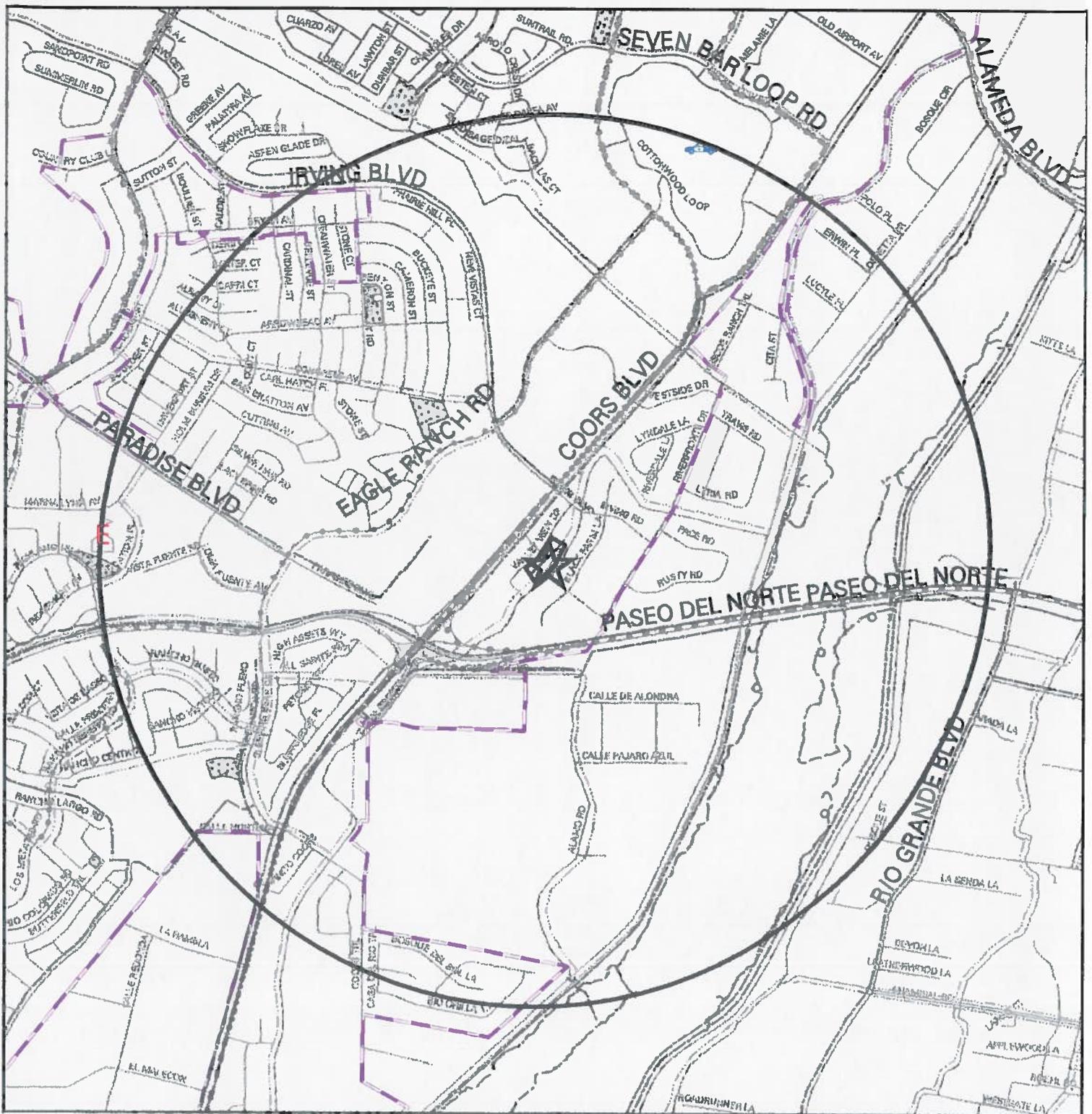
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 277 feet

Project Number:
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16EPC-40002



Public Facilities Map with One-Mile Buffer

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



Project Number: 1011130



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	O-1	Developing Urban Westside Strategic Plan Coors Corridor Plan	Vacant
North	O-1, SU-1 for C-1 for a drive-in restaurant, C-1	Developing Urban Westside Strategic Plan Coors Corridor Plan	Clinic, dental office, auto service, fast-food restaurant
South	RA-1	Rural Westside Strategic Plan Coors Corridor Plan	Corrales Main Canal, single-family homes
East	RA-1	Rural Westside Strategic Plan Coors Corridor Plan	Corrales Main Canal, single-family homes
West	SU-1 for C-1 Uses with Package Liquor within 500 feet of a Residential Zone and Restaurants with Full-Service Liquor	Developing Urban Westside Strategic Plan Coors Corridor Plan	Strip mall with various small commercial uses, indoor shooting range

II. INTRODUCTION

Request

The request is for a zone map amendment (zone change) for three vacant lots, Tract 3F-1-A, Tract 3G-1-A, and Tract 3H, Black Ranch, approximately 2.66 acres located north of Paseo Del Norte Blvd. NW and east of Coors Blvd. NW, between Valley View Dr. NW and the Corrales Main Canal (the "subject site").

The applicant proposes to change the subject site's zoning from the O-1 Office and Institution Zone (§14-16-2-15) to the C-1 Neighborhood Commercial Zone (§14-16-2-16) in order to develop commercial uses in the future. Since the requested zone (C-1) is a straight zone, a site development plan is not required with the zone change application. A site development plan is not required at this time.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

Context

The subject site is oriented at an angle, from southwest to northeast. To the northeast of the subject site is an office building with a clinic and a dental practice, and another office building. To the northwest is a small strip mall with various commercial uses and an auto service (lube and repair). To the west is a fast-food chain restaurant.

The Corrales Main Canal abuts the subject site to the south and east. Across the canal from the subject site are large-lot single family homes of Riverfronte Estates. Across Coors Blvd. is a large strip mall, with a variety of commercial uses, and a big-box store.

The subject site is in the Developing Urban Area of the Comprehensive Plan. The Westside Strategic Plan (WSSP) and the Coors Corridor Plan (CCP, a sector development plan) also apply.

The subject site appears to be within the boundaries of the designated Community Activity Center along Coors Blvd. NW, north of Paseo del Norte Blvd. NW, in the Comprehensive Plan (see Figure 30). However, the detailed map in the WSSP does not include land east of Coors Blvd. NW, where the subject site is located, in the Paseo del Norte/Coors Blvd. Community Activity Center (WSSP, p. 136).

History

The subject site was part of a larger annexation of 19.23 acres of land located on Coors Blvd. NW, between Paseo del Norte and Irving Blvds. 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 (File 01114-00556/01110-00557/01128-00558). 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 2 stories in height and restaurants with full-service liquor
2D	RO-1
3B	C-1
3C	SU-1 for C-1
3F, 3G1, 3H, 3I, 3J	O-1

Tracts 3F1, 3G1, 3H, 3I, and 3J, which included the subject site, were given O-1 zoning. Bill No. O-01-133 became effective on December 5, 2001.

The subject site has not developed, though nearby tracts have developed with a fast-food restaurant, a small strip mall, a retail auto use, and an office building to the northwest, and a shooting range to the southwest.

Transportation System

The Comprehensive Plan designates Coors Blvd. NW as an Enhanced Transit Corridor and Paseo del Norte Blvd. as an Express Corridor.

The Futures 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Coors Blvd. NW and Paseo del Norte Blvd. are Regional Principal Arterials. Valley View Dr. NW is a local street.

Trails & Bikeways, Transit

There is a designated bicycle lane along Coors Blvd. NW as it passes near the subject site. A multi-use trail runs along a portion of Paseo del Norte Blvd., except near the intersection with Coors Blvd. NW.

ABQ Ride Route 96- the Crosstown Commuter, runs along Coors Blvd. during the business week and passes the subject site a couple of times in the am and the pm. There is a transit stop on the western side of Coors Blvd. The Rapid Ride Blue Line, Route 790, also runs along Coors Blvd. and stops near Irving Blvd. on the eastern side of the street. Service is frequent and is available Monday through Saturday.

Public Facilities/Community Services

There are three City parks within a one mile radius west of the subject site. An elementary school is about a mile to the west. A police substation is about a mile to the north.

⇒ For specifics, please refer to the Public Facilities Map.

III. ZONING

Existing Zoning

The subject site is part of a small-scale commercial and office center on the eastern side of Coors Blvd. that has both C-1 and O-1 zoning. The subject site is zoned O-1; this zoning was received upon annexation (see History section of this report). The purpose of the O-1 Office and Institution Zone (Zoning Code §14-16-2-15) is to provide "sites suitable for office, service, institutional, and dwelling uses."

Proposed Zoning

The applicant proposes the C-1 Neighborhood Commercial Zone (Zoning Code §14-16-2-16), which provides "suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses." The applicant does not have a specific use in mind at this time.

Some permissive uses in the C-1 zone are office, residential uses as in the R-3 zone, retail sales (gas station, fast-food restaurant, auto supplies), a variety of commercial services (banking, day care, gyms), and a drive-up service window for a bank. The proposed zone change would also allow C-1 conditional uses, if a conditional use is obtained from the Zoning Hearing Examiner

(ZHE). Some conditional uses in the C-1 zone are drive-up service window and outdoor storage or activity. The ZHE process includes notification and a public hearing to allow for public input. Please refer to the C-1 zone for additional information.

IV. ANALYSIS -ADOPTED PLANS AND POLICIES

A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

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

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Developing Urban. The goal of the Established and Developing Urban Area is “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.” Applicable policies include:

The request would contribute to offering variety and maximum choice in the area, particularly regarding a range of neighborhood scale commercial uses. Future development would be required to meet the general regulations in the Zoning Code and the requirements of the C-1 zone, which are intended to provide basic quality (of course, the applicant can exceed minimum requirements if desired) .The request generally furthers the Developing and Established Urban Area Goal.

Land Use Policies-Developing & Established Urban

Policy II.B.5a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The request would facilitate development of additional neighborhood commercial uses in the area. However, the area already has a variety of commercial uses (such as fast-food, beauty services, auto services, and large-box retail) just west of the subject site and across Coors Blvd NW. Policy II.B.5a-full range of urban land uses, is partially furthered.

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The future development made possible by the request would be located in a small-scale commercial and office area between Coors Blvd. NW and the Corrales Main Canal. Further east are single-family homes. The location would be generally appropriate for the area and should not adversely affect social, cultural, or recreational resources. The intensity (C-1 uses) is generally appropriate, though the subject site consists of three lots, and three separate commercial developments (depending on what they are) could affect traffic and noise when considered as a whole.

Specific site design issues cannot be discussed because a site development plan is not required. The view preservation regulations of the CCP apply and would adequately protect

scenic resources. There is no known neighborhood opposition as of this writing. In sum, the request partially furthers Policy II.B.5d-neighborhood values/natural environmental conditions.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

The subject site is vacant and contiguous to land that is served by existing urban facilities and infrastructure, the use of which is not anticipated to affect the integrity of the existing neighborhood to the east. The Corrales Main Canal and a topographical difference provide some separation and buffering. The request furtheres Policy II.B.5e-new growth/urban facilities.

Policy II.B.5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Staff finds that this policy does not apply because a site development plan is not required, so site design issues cannot be considered except for in the most general sense.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request would facilitate future development of commercial service uses allowed in the C-1 zone. The uses would be located away from the existing residential area to the east and separated by the Corrales Main Canal and a significant topographical difference. It's not possible to consider building siting and if adverse effects (noise, lighting, pollution, traffic) would be minimized, though a site development plan would be required prior to issuance of a building permit. The request partially furthers Policy II.B.5i- employment and service uses/siting and effects.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The future, new commercial development would be generally located in an area characterized by commercial services on both sides of Coors Blvd. NW. The subject site is located in a smaller, neighborhood-oriented commercial center that is within reasonable distance of the existing neighborhood to the east, so biking and walking to it would be

possible for some residents. However, the subject site is not already commercially zoned, as desired in the policy. The request partially furthers Policy II.B.5j-location of new commercial development.

D. Community Resource Management, 6. Economic Development

Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The request would contribute to economic development in a general sense because it would facilitate the development of neighborhood commercial uses that would be generally appropriate for its setting. The request generally furthers the Economic Development Goal.

B) WEST SIDE STRATEGIC PLAN (RANK II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009 and 2011). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the Plan.

The first amendments, in 2002, included changes to policies and activity center boundaries. The *Southwest Albuquerque Strategic Action Plan (SWASAP)*, revised from the 1999 version, became part of the WSSP in 2009 (Enactment R-2009-035).

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 Blvd. to the south (see p. 57).

Plan Goals

WSSP Goal 4: Land use considerations and overall growth and development concerns should be tied to infrastructure and funding considerations for realistic implementation.

The subject site is served by existing infrastructure, which would support the future development that the request would make possible. Goal 4 is generally furthered.

WSSP Goal 12: The Plan should provide for long-term sustainable development on the Westside.

Staff finds that Goal 12 doesn't apply. First, Goal 12 refers to what the Plan should do. Second, long-term, sustainable development is more a question of resources (natural, social) and how they are planned and used, rather than being specific to future, neighborhood scale commercial development of one small site such as the subject site.

Plan Objectives

WSSP Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the need for cross-metro trips. Employment opportunities are encouraged on the West Side.

The request would result in eventual development of neighborhood commercial uses which, though they are not large-scale employment, will provide some employment opportunities that would help minimize the need for cross-metro trips. The request generally furthers Objective 1.

WSSP Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The request would generally promote job opportunities and business growth in an area of the Westside that is appropriate for such uses. Commercial uses exist adjacent to the subject site, and the Paradise Community Activity Center is to the west across Coors Blvd. NW. The request generally furthers Objective 8.

Community Concept Policies

WSSP Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is located in the Paradise Community. The Coors/Paseo del Norte Community Activity Center is located between Paradise and Irving Blvds. on the western side of Coors Blvd. The subject site is located on the eastern side of Coors Blvd., outside of the designated activity center, where non-residential development is intended to occur. However, the properties fronting Coors Blvd. on the west are zoned for neighborhood commercial uses and have developed as such creating an undesignated neighborhood center. The request partially furthers WSSP Policy 1.1.

WSSP Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

The request would make future commercial land uses possible. There is a designated bike path on the east side of Coors Blvd. and a bus stop and Rapid Ride stop on the western side of Coors Blvd., so the subject site would be accessible for bicyclists and transit users. However, the future uses would be internal to the commercial area and, since Coors Blvd. is an auto-oriented arterial, single occupant vehicle usage would also be promoted. The request partially furthers WSSP Policy 4.10.

WSSP Policy 4.13: An incentive to areas already served by infrastructure may include any one of the following: lower development impact fees, expedited plan approval processing, rebates for application fees or other charges, public/private cost sharing of infrastructure, allowing shared parking or driveway facilities or joint utility taps, or other techniques approved by elected officials.

Staff finds that this policy doesn't apply. Although the subject site is already served by infrastructure, the intent of the policy is to offer incentives, which is not directly relevant to the request.

C) COORS CORRIDOR PLAN (CCP), RANK III

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

The CCP contains policies and design regulations, which address site planning, landscaping, parking, lighting, view preservation, and signage. The goal of the design regulations is to "promote visual harmony between new and existing buildings and between the built environment and the natural scene." A site development plan is not required with the request, so the design regulations will not be evaluated at this time. The following policies apply:

Issue 1- traffic movement, access and roadway design

Policy 3, control of access and driveways (p.17): Vehicular access to Coors Boulevard shall be limited to protect its primary function as a major traffic carrier.

Staff finds that Policy 3 doesn't apply. Because the request is for a zone change, site development plan issues (such as driveway access) are not being considered at this time. Also because the subject site would not directly access Coors Blvd., there would not be a request for additional access due to the future development.

Issue 3- land use and intensity of development

Policy 5-Development Intensity (p. 79): Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

Figure 34 on p. 75 shows Segment 3 North, where the subject site is located. The subject site was included in the area of the future Coors/Paradise Sector Plan, which was not created. The existing land use in 1982 was "county zoned commercial development" and the recommended land use was commercial.

The request would result in C-1 neighborhood commercial zoning, which would be in line with this idea. The resulting intensity of development would be compatible with the function

of Coors Blvd. as a major arterial. The design guidelines, including view preservation regulation, will be applied to future development. The request furthers Policy 5.

Policy 4.b.3-Front Landscaped Street Yard: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.

Design regulation 1: The front landscaped street yard shall be 15 feet in Segments 1 and 2 and 35 feet in Segments 3 and 4. (p. 90)

The subject site is not adjacent to Coors Blvd., so Policy 4.b.3 does not apply.

V. ZONE MAP AMENDMENT

RESOLUTION 270-1980 (POLICIES FOR ZONE MAP AMENDMENTS)

Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 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 land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Justification & Analysis

The zone change justification letter analyzed here, received on February 24, 2017, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned O-1 Office and Institution Zone. The requested zoning is C-1 Neighborhood Commercial Zone. No specific development is planned at this time.

The applicant believes that the proposed zone map amendment (zone change) conforms to R270-1980 as elaborated in the justification letter. Staff analysis is in **bold text**. The citation in quotes is from R270-1980.

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

Applicant (summarized): The proposed zone change is consistent with the health, safety, morals and general welfare of the City by demonstrating that it furthers applicable goals and policies in the Comprehensive Plan and other applicable plans such as the WSSP and the CCP. The proposed zoning will allow for limited commercial uses and development similar to what exists nearby, and the uses would be compatible with surrounding uses.

Staff: By demonstrating that the request furthers applicable Goals and policies from the Comprehensive Plan and other applicable plans (the WSSP and the CCP), the applicant has shown that the request is consistent with the City's health, safety, morals and general welfare. See also the response to Section C. The response to Section A is sufficient.

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 (summarized): The request will help promote stability of land use and contribute to community cohesiveness because it will strengthen Comprehensive Plan goals by offering variety and maximum choice in work areas and create a pleasing built environment. Also, the parcels are small so small-scale neighborhood commercial growth would occur. The proposed zone would not destabilize the area.

Staff: The applicant has adequately demonstrated that the proposed zone change is justified based on responses to Sections C and D, and that generally the future, neighborhood commercial uses would not adversely affect stability of land use or zoning in the area. The response to Section B is sufficient.

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."

Applicant (summarized): The proposed change in zoning will not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans such as a sector development plan. The proposed zone change furthers numerous policies in the Comprehensive Plan, the Westside Strategic Plan (WSSP), and the Coors Corridor Plan (CCP).

Relevant citations: Comprehensive Plan-Developing and Established Urban Goal; Land Use policies II.B.5a (full range of urban land uses), II.B.5d (neighborhood values/natural environmental conditions), II.B.5e (new growth/urban facilities), II.B.5i (employment and service uses location), II.B.5j (new commercial development location), and the Economic Development Goal.

Non-applicable citations: Comprehensive Plan Land use policies II.B.5g (development/topographical considerations), II.B.5m (site design/views), and CCP Policy 3 (control of access and driveways). These policies are used when there is a site development plan to apply them to.

Overall, Staff finds the policy citations sufficient. The applicant has adequately demonstrated that the request would clearly facilitate realization of applicable Goals and policies in the Comprehensive Plan, the WSSP, and the CCP. The response to Section C is sufficient.

D. "The applicant must demonstrate that the existing zoning is in appropriate 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 (1) and (2) above do not apply."

Applicant (summarized): The existing zoning is inappropriate because a different use category is more advantageous to the community as articulated in the Comprehensive Plan and other City master plans. The policy-based discussion in Section C demonstrates that the proposed zoning would be more advantageous to the community.

Staff: The response states that the existing zoning is inappropriate because a different use category would be more advantageous to the community (3), as articulated in applicable plans. Staff finds that the applicant has adequately demonstrated, by the policy-based discussion in Section C, that the proposed zoning would be more advantageous to the community than the current zoning and that it clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan, the WSSP, and the CCP. The response to Section D is sufficient.

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 (summarized): The policy-based discussion in Section C demonstrates that the permissive uses would be more advantageous to the community than the current zoning and would not be harmful. Permissive C-1 uses further a preponderance of goals and policies to provide an ideal location for neighborhood related services. Commercial services are appropriate in the Paradise community. Appropriate uses included specialty retail, services, offices, convenience retail uses, small restaurant, and fast-food. The allowed uses on the subject site will be similar to those on the parcels to the north, south, and west.

Staff: Permissive uses in the C-1 zone (Zoning Code §14-16-2-16) include office, various types of retail sales (such as a drug store, gas station, day care, restaurant with beer and wine, bank with drive-up window), signs (on and off-premise), and wireless telecommunications facility (WTF).

The test in Section E refers to permissive uses, which generally would not be harmful to the adjacent property, neighborhood, or the community, so the response to Section E is sufficient.

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 (summarized): The proposed zone change will not result in unprogrammed capital expenditures for the City because all of the roads and utilities are in place

Staff: The request would not require major or unprogrammed capital expenditures by the City. The response to Section F is sufficient.

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: The cost of land or other economic considerations pertaining to the applicant are not a determining factor for a change of zone. Our justification is based on several factors. When the property was annexed in 2001, the parcels were thought to be most suitable for office uses. However, growth didn't happen as planned and the demand for goods and services has become greater on the Westside, while the demand for office space continues to suffer high vacancy rates. Also, the policy-based response to Section C demonstrates that the proposed zone would be more advantageous to the community than the current zoning and would not be harmful.

Staff: Economic considerations are a factor, but they are not the determining factor for the request. The response to Section G is sufficient.

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

Applicant: Location on a collector or major street is not the justification for the request. The request is justified pursuant to the policies of the Comprehensive Plan, the WSSP, and the CCP.

Staff: The subject site is located on Valley View Drive NW, which is a local street and not a collector or a major street. Therefore, location on a collector or major street is not being used as justification for the request. The request is adequately justified based on the responses to Sections C and D. The response to Section H is sufficient.

I: “A zone change request which would give a zone different from surrounding zoning to one small area, especially when only 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 (summarized): The request would result in a spot zone because we are requesting C-1 and the adjacent zoning is SU-1. However, it is SU-1 for C-1 uses and more than one premise is involved. Also, the proposed zone change will clearly facilitate realization of the Comprehensive Plan and the applicable, adopted sector development plans as shown in the response to Section C.

Staff: The request would result in a spot zone, but it would be a justifiable spot zone based on 1, above. The applicant has demonstrated that the request clearly facilitates applicable Goals and policies of the Comprehensive Plan, the WSSP, and the CCP. The response to Section I is sufficient.

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 applicable 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 (summarized): The zone change request would not create “strip zoning” because the parcels are individually platted with separate ownership and therefore do not constitute a “strip of land”. The policy-based discussion in Section C demonstrates that the permissive uses would be more advantageous to the community than the current zoning and would not be harmful.

Staff: The subject site constitutes a “strip of land along a street”; nothing in Section J refers to platting or ownership. However, the applicant has adequately demonstrated in the responses to Section C and Section D that the request clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan, the WSSP, and the CCP. The response to Section J is sufficient.

Staff Conclusion

Staff finds that the applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section C demonstrates that the request would clearly facilitate realization of applicable Goals and policies in the Comprehensive Plan, the WSSP, and the CCP. The response to Section D demonstrates that another zoning category would be more advantageous to the community for the same reason. The remaining sections (A, B, and E-J) are sufficiently addressed. Therefore, Staff recommends approval of the zone change request.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other agencies reviewed this application from 01/30/2017 to 02/16/2017. Transportation Development Staff noted that the application has different information than what is indicated on the traffic impact study (TIS) form. Additional information is needed determine if a TIS is warranted. The applicant provided the additional information, and Transportation Staff stated that a TIS is not required for the EPC process, but would be required if all three lots are developed (see attachment).

New Mexico Department of Transportation (NMDOT) Staff requested a meeting with the applicant to address potential impacts of future development on Coors Blvd. The applicant has contacted NMDOT staff (see attachment).

Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Staff noted that the "Drainage Master Plan for Black Ranch, Tracts 2 & 3" (Wilson & Company, December 2002) applies and that the Corrales Main Canal is owned by the Middle Rio Grande Conservancy District (MRGCD). Agency comments begin on p. 21 of this report.

Neighborhood/Public

The affected neighborhood organizations are the Riverfronte Estates Neighborhood Association (NA) and the Westside Coalition of NAs, which were notified as required. Property owners were also notified as required (see attachments). A facilitated meeting was neither recommended nor held.

Staff has not received any phone calls or correspondence as of the writing of this Staff report. There is no known opposition.

VII. CONCLUSION

The request is for a zone map amendment (zone change) for an approximately 2.66 acre vacant site, consisting of three tracts, located north of Paseo Del Norte Blvd. NW and east of Coors Blvd. NW, between Valley View Dr. NW and the Corrales Main Canal (the "subject site").

The applicant proposes to change the subject site's zoning from the O-1 Office and Institution Zone to the C-1 Neighborhood Commercial Zone. Since the requested zone (C-1) is a straight zone, a site development plan is not required. The applicant does not have specific uses in mind at this time.

The subject site is in the Developing Urban Area of the Comprehensive Plan. The Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCP) also apply.

The zone change request is adequately justified pursuant to R270-1980 because the applicant has demonstrated that the request would clearly facilitate realization of applicable Goals and policies of the Comprehensive Plan, the WSSP, and the CCP.

The affected neighborhood organizations are the Riverfronte Estates NA and the Westside Coalition, which were notified, as were property owners within 100 feet of the subject site. Staff has not received any phone calls or correspondence as of the writing of this Staff report. There is no known opposition. Staff recommends approval based on the findings in this Staff report.

FINDINGS - 17EPC-40002, March 09, 2017- Zone Map Amendment (Zone Change)

1. The request is for a zone map amendment (zone change) for Tract 3F-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A Black Ranch, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1); Tract 3G-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1); and Tract 3H (being a replat of Tract 3), Black Ranch, an approximately 2.66 acre site, consisting of three tracts, located north of Paseo Del Norte Blvd. NW and east of Coors Blvd. NW, between Valley View Dr. NW and the Corrales Main Canal (the “subject site”). The subject site is vacant.
2. The request is to change the subject site’s zoning from the O-1 Office and Institution Zone (§14-16-2-15) to the C-1 Neighborhood Commercial Zone (§14-16-2-16) in order to develop commercial uses in the future.
3. The subject site is within the boundaries of the Developing Urban Area of the Comprehensive Plan. The Westside Strategic Plan (WSSP) and the Coors Corridor Plan (CCP) apply.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the CCP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request generally furthers the following, applicable Comprehensive Plan Goals and policies:
 - A. Developing and Established Urban Area Goal: The request would contribute to offering variety and maximum choice in the area, particularly regarding a range of neighborhood scale commercial uses. Future development would be required to meet the general regulations in the Zoning Code and the requirements of the C-1 zone, which are intended to provide basic quality.
 - B. Economic Development Goal: The request would contribute to economic development in a general sense because it would facilitate the development of neighborhood commercial uses that would be generally appropriate for its setting.
 - C. Policy II.B.5e-new growth/urban facilities. The subject site is vacant and contiguous to land that is served by existing urban facilities and infrastructure, the use of which is not anticipated to affect the integrity of the existing neighborhood to the east. The Corrales Main Canal and a topographical difference provide some separation and buffering.
6. The request partially furthers the following, applicable Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses: The request would facilitate development of additional neighborhood commercial uses in the area. However, the area already has a

variety of commercial uses (such as fast-food, beauty services, auto services, and large-box retail) just west of the subject site and across Coors Blvd NW.

- B. Policy II.B.5d-neighborhood values/natural environmental conditions. The future development made possible by the request would be located in a small-scale commercial and office area between Coors Blvd. NW and the Corrales Main Canal. Further east are single-family homes. The location would be generally appropriate for the area and should not adversely affect social, cultural, or recreational resources. The intensity (C-1 uses) is generally appropriate, though the subject site consists of three lots, and three separate commercial developments (depending on what they are) could affect traffic and noise when considered as a whole.

Specific site design issues cannot be discussed because a site development plan is not required. The view preservation regulations of the CCP apply and would adequately protect scenic resources. There is no known neighborhood opposition as of this writing.

- C. Policy II.B.5i- employment and service uses/siting and effects. The request would facilitate future development of commercial service uses allowed in the C-1 zone. The uses would be located away from the existing residential area to the east and separated by the Corrales Main Canal and a significant topographical difference. It's not possible to consider building siting and if adverse effects (noise, lighting, pollution, traffic) would be minimized, though a site development plan would be required prior to issuance of building permits.
- D. Policy II.B.5j-location of new commercial development. The future, new commercial development would be generally located in an area characterized by commercial services on both sides of Coors Blvd. NW. The subject site is located in a smaller, neighborhood-oriented commercial center that is within reasonable distance of the existing neighborhood to the east, so biking and walking to it would be possible for some residents. However, the subject site is not already commercially zoned, as desired in the policy.

7. The request furthers the following WSSP Goals and objectives:

- A. Goal 4: The subject site is served by existing infrastructure, which would support the future development that the request would make possible.
- B. Objective 1: The request would result in eventual development of neighborhood commercial uses which, though they are not large-scale employment, will provide some employment opportunities that would help minimize the need for cross-metro trips.
- C. Objective 8: The request would generally promote job opportunities and business growth in an area of the Westside that is appropriate for such uses. Commercial uses exist adjacent to the subject site, and the Paradise Community Activity Center is to the west across Coors Blvd. NW.

8. The request partially furthers the following WSSP Policies:
 - A. Policy 1.1: The subject site is located in the Paradise Community. The Coors/Paseo del Norte Community Activity Center is located between Paradise and Irving Blvds. on the western side of Coors Blvd. The subject site is located on the eastern side of Coors Blvd., outside of the designated activity center, where non-residential development is intended to occur. However, the properties fronting Coors Blvd. on the west are zoned for neighborhood commercial uses and have developed as such creating an undesignated neighborhood center.
 - B. Policy 4.10: The request would make future commercial land uses possible. There is a designated bike path on the east side of Coors Blvd. and a bus stop and Rapid Ride stop on the western side of Coors Blvd., so the subject site would be accessible for bicyclists and transit users. However, the future uses would be internal to the commercial area and, since Coors Blvd. is an auto-oriented arterial, single occupant vehicle usage would also be promoted.

9. The request furthers the following, applicable policy of the CCP:

Issue 3- land use and intensity of development-Policy 5: Development Intensity: The request would result in C-1 neighborhood commercial zoning, which would be in line with the concepts shown in Figure 34 on p. 75. The area of Segment 3 North, where the subject site is located, was intended for commercial development. The development that would result from the request would be compatible with the function of Coors Blvd. as a major arterial. The CCP design guidelines, including view preservation regulation, will be applied to future development.

10. The applicant has adequately justified the zone map amendment (zone change) request pursuant to Resolution 270-1980 as follows:
 - A. Section A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Goals and policies from the Comprehensive Plan and other applicable plans, in this case the WSSP and the CCP, which the applicant has done as demonstrated in the response to R270-1980, Section C, below.
 - B. Section B: The applicant has adequately demonstrated that the zone change is justified based on responses to R270-1980 Sections C and D below, and that generally the future commercial uses would not adversely affect stability of land use or zoning in the area.
 - C. Section C: The applicant's policy-based discussion (see Findings 5 through 9 above) adequately demonstrates that the request would clearly facilitate realization of applicable Goals and policies in the Comprehensive Plan, the WSSP, and the CCP.

- D. Section 1D: The existing zoning is inappropriate because a different use category would be more advantageous to the community (3), as articulated by applicable Goals and policies in the Comprehensive Plan, the WSSP, and the CCP, summarized in Findings 5 through 9 above. Findings 5 through 9 above demonstrate that the request would clearly facilitate realization of applicable Goals and policies in these plans.
- E. Section E: As stated in findings 5 through 9 above, the permissive uses in the C-1 zone would generally not be harmful to adjacent property, the neighborhood or the community because they would be consistent with existing neighborhood commercial development in the area.
- F. Section F: The zone change would not require any major or unprogrammed capital expenditures by the City.
- G. Section G: Economic considerations pertaining to the applicant are a factor, but they are not the determining factor for the request. The applicant has demonstrated that the request is justified based on the responses to Resolution R270-1980 Section C and Section D.
- H. Section H: The subject site is located on Valley View Drive NW, which is a local street and not a collector or a major street. Therefore, location on a collector or major street is not being used as justification for the request.
- I. Section I: The request would result in a spot zone, but it would be a justifiable spot zone because the applicant has demonstrated in the responses to Resolution R270-1980 Section C and Section D that the request clearly facilitates applicable Goals and policies of the Comprehensive Plan, the WSSP, and the CCP.
- J. Section J: The subject site constitutes a “strip of land along a street”. However, the applicant has adequately demonstrated in the responses to Resolution R270-1980 Section C and Section D that the request clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan, the WSSP, and the CCP.
11. The applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. Findings 5 through 9 above demonstrate that the request would clearly facilitate realization of applicable Goals and policies in the Comprehensive Plan, the WSSP, and the CCP. The C-1 zone would be more advantageous to the community because it would allow applicable Goals and policies to be realized. The remaining sections (A, B, and E-J) are sufficiently addressed.
12. The affected neighborhood organizations are the Riverfronte Estates Neighborhood Association (NA) and the Westside Coalition of NAs, which were notified as required. Property owners were also notified as required. A facilitated meeting was neither recommended nor held. Staff has not received any phone calls or correspondence as of the writing of this Staff report. There is no known opposition.

RECOMMENDATION - 17EPC-40002, March 09, 2017

APPROVAL of 17EPC-40002, a zone change from O-1 Office and Institution Zone to C-1 Neighborhood Commercial, for Tract 3F-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A Black Ranch, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1); Tract 3G-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1); and Tract 3H (being a replat of Tract 3), Black Ranch, an approximately 2.66 acre site located north of Paseo Del Norte Blvd. NW and east of Coors Blvd. NW, between Valley View Dr. NW and the Corrales Main Canal, based on the preceding Findings.

Catalina Lehner

**Catalina Lehner, AICP
Senior Planner**

Notice of Decision cc list

cc: JB Holdings, LLC & Zia Management, 3613 N.M. State Highway 528 #H, Albuquerque, NM 87114
Modulus Architects, Attn: Angela Williamson, 100 Sun Ave NE, Suite 305, Albuquerque, NM 87109
Riverfronte Estates NA, Matt Dotson, 1739 Rusty Rd. NW, Albuquerque, New Mexico 87114
Riverfronte Estates NA, JoAnn McNeil, 1610 Lyria Rd NW, Albuquerque, NM 87114
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, New Mexico 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

No adverse comments.

Office of Neighborhood Coordination

Riverfronte Estates NA, Westside Coalition of NAs

Long Range Planning

No objection to this zone map amendment. Sections I and J of R270-1980 should be revisited by the applicant because this change will create a spot zone of C-1 with RA-1 to the east, O-1 to the north and SU-1 to the west and south. This spot zone could be justified by showing that the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.

CITY ENGINEER

Transportation Development

The application has different information than what is indicated on the traffic impact study (TIS) form. The Transportation section will need additional information to determine if the sites will warrant a traffic impact study.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

The NMDOT is requiring that the owner complete the State Access Management Manuel's Site Threshold Assessment (STH) and schedule an appointment with Margaret Haynes to discuss this development's potential impacts on NM 45.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development):

Street Maintenance (Department of Municipal Development):

RECOMMENDED CONDITIONS FROM CITY ENGINEER, DMD and NMDOT:

The NMDOT is requiring that the owner complete the State Access Management Manuel's Site Threshold Assessment (STH) and schedule an appointment with Margaret Haynes to discuss this development's potential impacts on NM 45.

WATER UTILITY AUTHORITY

Utility Services

The following are my comments:

1. 17EPC-40002 Zone Map Amendment (Zone Change)
 - a. As service becomes desired, request an availability statement at the link below.
 Request shall include fire marshal requirements.
 - i. http://www.abcwua.org/Availability_Statements.aspx

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

- 1) Please provide site plan to scale.
- 2) Please show all refuse enclosure, and all must meet C.O.A minimum requirements.
- 3) Site concept shows enclosure being serviced from neighboring property. We will need cross access agreement.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

1011130 17EPC- 40002	Request for zone change from O-1 to C-1 for approx.-imately 2.6 acres on Valley View Drive, northeast quadrant of the Coors/Irving intersection.	Coors Boulevard Major Transit Corridor	Rapid Ride 790 Fixed Route 155 and Commuter Route 96 all operate on Coors Boulevard. There is no east-west service on Irving.	The nearest stop pair for all three routes is on either side of Irving Boulevard at Coors.	No direct service to this site exists or is planned. The change in uses will have no effect on the ridership potential of the site. ABQ RIDE has no objection.
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COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comment. AMAFCA notes that it is misidentified as the owner of the Corrales Main Canal in the justification narrative. The canal is owned and maintained by the Middle Rio Grande Conservancy District (MRGCD). Stormwater runoff from the tracts must discharge to the City storm drain in Valley View Drive per the "Drainage Master Plan for Black Ranch, Tracts 2 & 3" (Wilson & Company, December 2002).

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no further comments based on information provided to date.



Figure 1: Looking SE at the subject site, from Valley View Place NW.



Figure 2: Standing in front of the subject site, looking NW at existing development.



Figure 3: Looking NE at the land behind the subject site and the canal below.

Figure 4: Looking north, standing in front of the subject site, at nearby commercial and office development.



Figure 5: Standing on the subject site and looking south at Paseo del Norte Blvd.

Figure 6: Looking W at the subject site, from a vacant lot in the subdivision to the east and across the canal.



ZONING

**Please refer to the Zoning Code for specifics of
the O-1 zone and the C-1 zone**

HISTORY

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- 1 (B) The subject request meets the policies for annexation into the city as
- 2 outlined in *Resolution 54-1990* because it is contiguous to city
- 3 boundaries, accessible to service providers, and the site can be
- 4 provided with convenient street access. In addition, the area is suitable
- 5 for urban intensity as defined by its designation of Developing Urban in
- 6 the Albuquerque / Bernalillo County Comprehensive Plan.
- 7 (C) The subject request meets the *Comprehensive Plan's* goal for this area
- 8 to create a quality urban environment which perpetuates the tradition of
- 9 identifiable, individual but integrated communities within the
- 10 metropolitan area and which offers variety and maximum choice in
- 11 housing, transportation, work areas, and life styles, while creating a
- 12 visually pleasing built environment.
- 13 (D) The subject request meets the policies of the *West Side Strategic Plan*
- 14 by proposing annexation that will allow for urban style services that are
- 15 appropriate in the community. Annexation of the subject site would
- 16 further the goals of the West Side Strategic Plan by providing the
- 17 potential for further job growth and development of the area.
- 18 (E) The annexation request furthers Polcy 4 of the land use and intensity of
- 19 development section of the Coors Corridor Plan, which states
- 20 "properties under county jurisdiction, which are now surrounded by
- 21 City jurisdiction should be annexed as soon as possible".
- 22 (F) This is a request is for establishment of SU-1 for C-1 Permissive Uses and
- 23 Hotel not to Exceed 2-Stories in Height and Restaurants with Full-Service
- 24 Liquor for Tracts 2A, 2B and 2C. A zoning designation of RO-1 is
- 25 requested for Tract 2D. Establishment of C-1 zoning is requested for Tract
- 26 3B. Establishment of SU-1 for C-1 is requested for Tract 3C. Establishment
- 27 of O-1 zoning is requested for Tracts 3F1, 3G1, 3H, 3I and 3J.
- 28 (G) The subject request will meet all the requirements of *Resolution 270-*
- 29 *1980* with the establishment of SU-1 for C-1 Permissive Uses and Hotel
- 30 not to Exceed 2-Stories in Height and Restaurants with Full-Service Liquor,
- 31 RO-1, C-1, SU-1 C-1, O-1 as these uses are more advantageous to the
- 32 community than the existing zone category. In addition, the subject site
- 33 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.



Proposed annexation in



2001144919
 3398888
 Page: 4 of 4
 12/05/2001 04
 Bk-A2B Pg-31



Map Scale: 1" = 600'

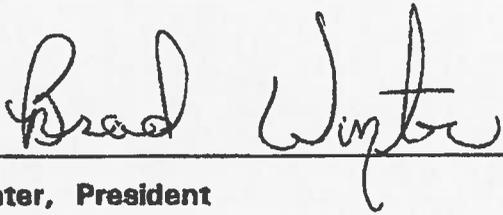
Map Printed July 24, 2001

- MUNICIPAL LIMITS
-  AREA PROPOSED FOR ANNEXATION
-  GRAY SHADING INDICATES COUNTY

A **G** **I** **S**
 Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2001

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

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**Brad Winter, President
City Council**

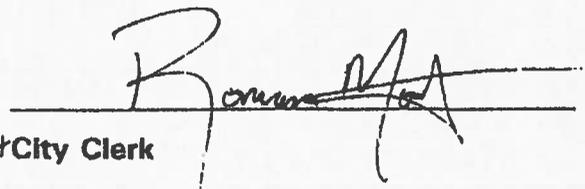
APPROVED THIS 30 DAY OF November, 2001 *Ran*

Bill No. O-133



**Jim Baca, Mayor
City of Albuquerque**

ATTEST:



City Clerk

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APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Vacation	V	<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/>	<input type="checkbox"/>	Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/>	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> for Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> IP Master Development Plan	D	<input type="checkbox"/>	Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)	<input type="checkbox"/>	<input type="checkbox"/>	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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): Angela Williamson, Modulus PHONE: (505) 338-1499
 ADDRESS: 100 Sun Ave. NE, Suite 305 FAX: (505) 338-1498
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: awilliamson@
 APPLICANT: JB Holdings, LLC and Zia Management PHONE: modulus architect
 ADDRESS: 3613 NM St. Hwy 528, Suite 41 FAX: (505) 792-3713
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: owner List all owners: JB Holdings & Zia

DESCRIPTION OF REQUEST: Zone Map Amendment Management Request from O-1 to C-1

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

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

Lot or Tract No. Please see attached Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: O-1 Proposed zoning: C-1 MRGCD Map No. _____
 Zone Atlas page(s): C-18-Z UPC Code: 101306435433310408

CASE HISTORY: 1013064362 35410409, 101306434132110407
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
1001206

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): 2.65 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: North of Paseo del Norte & Coors
 Between: Coors and Valley Views Dr. NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: _____

SIGNATURE Angela Williamson, Agent DATE 1/16/2017
 (Print Name) Angela Williamson, Modulus Architects Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>17EPC - 40002</u>	<u>AZM</u>	_____	<u>\$ 350.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 475.00</u>

Hearing date March 9, 2017

Vaf 1-26-17
 Staff signature & Date

Project # 101130

Revised: 11/2014

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

ANNEXATION (EPC08)

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

SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

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

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

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

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

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

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

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

Angela Williamson, Agent
Applicant name (print)
Angela Williamson 1/16
Applicant signature & Date



Revised: June 2011

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

Application case numbers
17EPC - 40002

Kuj 1-26-17
Staff signature & Date
 Project # 101130

January 16, 2017

City of Albuquerque
Suzanne Lubar, Planning Director
Planning & Development Services
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, N.M. 87103
Telephone: (505) 924-3860
Email: slubar@cabq.gov

Re: Agent Authorization for JB Holdings, LLC – Zone Map Amendment for the Property Located at 9368 Valley View Drive NW

Ms. Lubar,

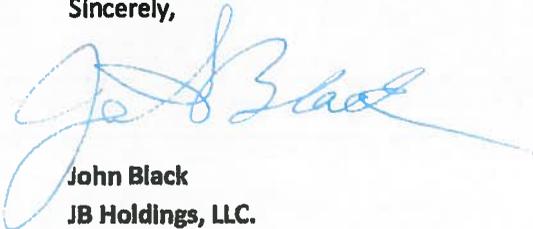
JB Holdings, LLC, hereby authorizes Angela Williamson, Principal with Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Zone Map Amendment for the property located and legally described as follows:

Parcel (1) Site Address: 9368 Valley View Dr. NW

Legal Description: TR 3F-1-A TRACTS 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A & 3G-1-A BLACK RANCH BEING A REPLAT OF TRACTS 2-A, 3E-1, 3F-1 AND 3G-1 BLACK RANCH CONT. .8834 AC

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or JB Holdings, LLC. Please direct all correspondence and communication to our Agent for the purpose of this request for approval.

Sincerely,



John Black
JB Holdings, LLC.
3613 NM. ST. HWY.# 528
Suite H
Albuquerque, NM 87114
Office: 505-792-3713

January 16, 2017

City of Albuquerque
Suzanne Lubar, Planning Director
Planning & Development Services
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, N.M. 87103
Telephone: (505) 924-3860
Email: slubar@cabq.gov

Re: Agent Authorization for Zia Management – Zone Map Amendment for the Properties Located at 9374 Valley View DR NW and 9378 Valley View DR NW.

Ms. Lubar,

Zia Management hereby authorizes Angela Williamson, Principal with Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Zone Map Amendment for the properties located and legally described as follows:

Parcel (2) Site Address: 9374 Valley View DR NW

Legal Description: TR 3G-1-A TRACTS 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A & 3G-1-A BLACK RANCH BEING A REPLAT OF TRACTS 2-A, 3E-1, 3F-1 AND 3G-1 BLACK RANCH CONT. .8834 AC

Site Address: 9378 Valley View DR NW

Legal Description: TRACT 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK RANCH) CONT. .8838 AC

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or Zia Management. Please direct all correspondence and communication to our Agent for the purpose of this request for approval.

Sincerely,



Zia Management
6121 Indian School Rd NE, #218
Albuquerque, New Mexico 87110
Phone (505) 883-4811

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT N'odulus Architects DATE OF REQUEST: 2/20/17 ZONE ATLAS PAGE(S): C13

CURRENT:

ZONING O-1 (Current)

PARCEL SIZE (AC/SQ. FT.) (1) .088

REQUESTED CITY ACTION(S): (2) .088

ANNEXATION [] (3) .088

ZONE CHANGE : From O-1 To C-1

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

LEGAL DESCRIPTION:

LOT OR TRACT # _____ BLOCK # _____

SUBDIVISION NAME Black Ranch
(See legal descriptions attached)

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: (3) Parcels - total of
BUILDING SIZE: _____ (sq. ft.) 2.6 acres

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

APPLICANT OR REPRESENTATIVE Angelo Williamson DATE 2/20/17

(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 [] BORDERLINE

THRESHOLDS MET? YES NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: TIS will not be required for EPC but will be required at building permit if all three lots are developed.

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.

Lozan Pat
TRAFFIC ENGINEER

02-21-17
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____ DATE _____



February 20, 2017

Mrs. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87109

RE: PROJECT NARRATIVE 17EPC-40002/ PROJECT #1011130 (ZONE MAP AMENDMENT FROM O-1 (OFFICE & INSTITUTION) TO C-1 (NEIGHBORHOOD COMMERCIAL FOR 3 PARCELS TOTALING 2.65 ACRES)

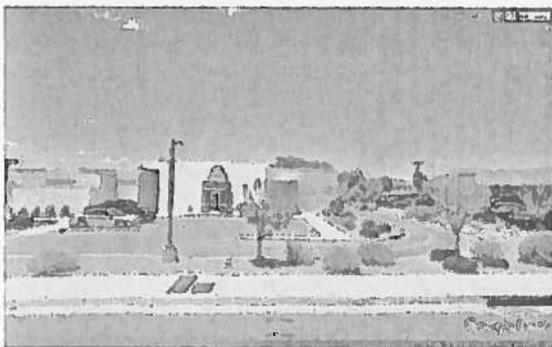
Dear Chairman Hudson,

Modulus Architects, Inc. on behalf of JB Holdings and Zia Management requests approval of a Zone Map Amendment from O-1 (Office & Institution) to C-1 (Neighborhood Commercial) on three individual parcels, each being approximately .88 acres located adjacent to one another and currently vacant. Both zoning classifications are similar and provide suitable sites for office, service and institutional uses, the change to C-1 zoning would allow for the limited expansion of commercial uses to satisfy the day-to-day needs of Westside residents and would be more appropriate for this location. The proposed zone change will allow for future development that is similar to what is already allowed on the sites and what is permissible on the sites to the north, south and west. The major difference between the two zones is that O-1 zone allows for "service" uses as conditional uses and the C-1 zone allows these "limited commercial service uses" as permissible.

There is currently no planned project for any of the parcels nor is there a plan to consolidate these parcels for future development. Were these parcels to develop under the current zoning of O-1, they would not require site plan review by the Planning Commission or the Development Review Board because these are a "straight zoned" properties of less than 5 acres. The zone map amendment request to C-1 uses, were it to be approved would also not require site plan review for this same reason. However, at such time as a project is considered for one of these parcels, it would be required to conform to all applicable regulations of the City of Albuquerque DPM, Codes, Regulations & Ordinances as well as the stringent development standards set forth in the Coors Corridor Plan for site design and new commercial construction. Assurance of adherence to applicable policies will be reviewed for compliance through the building permit process.

SITE LOCATION, HISTORY AND SURROUNDING ZONING

The vacant parcels are located on the west side of Albuquerque on Valley View Drive NW, just east of Coors Blvd and Valley View Place. The parcels are located behind (east) the Calibers Shooting Range, the Burger King and the retail strip building with various commercial uses. South of the parcels is a vacant lot that is zoned for C-1 uses. To the north and northwest of the parcels are a mix of commercial and office uses including a bank, a lube, oil filter operation and several office buildings. All of the adjacent parcels to the west and south are zoned for C-1 uses and the two parcels to the north are zoned for O-1 uses. There is residential development to the east of the vacant parcels but the sites are separated from the neighborhood by the Corrales Main Drainage Canal. The Canal is owned and maintained by the Middle Rio Grandé Conservancy District (NRGCD). There is significant grade differential from the eastern border of all three parcels to the Drainage Canal providing for a natural barrier from the residential development that is not accessible directly from these parcels.



(Calibers Indoor Shooting Range)



(Burger King and Jiffy Lube)



(Subway, Suncare Tanning, Nail Salon, Drycleaners)



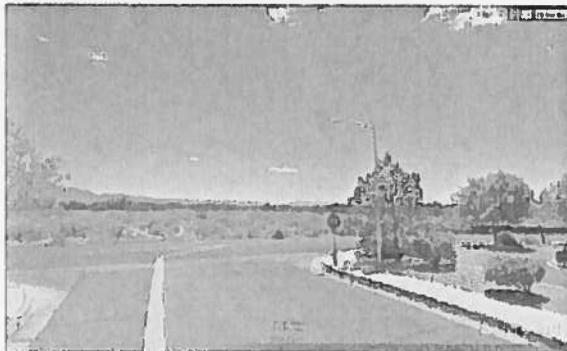
(Wells Fargo Bank)



(Dental Clinic, Chiropractor Office)



(Vacant Parcels requested for Zone Change)



(Valley View Pl. entry from Coors Blvd.)



(Coors Blvd Right Turn Lane onto Valley View Pl.)

The parcels fall within the boundaries of the Albuquerque/Bernalillo Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Plan. The proposed Zone Map Amendment would change the existing O-1 zoning to C-1 uses and would be consistent with the existing development and allowable uses within this zoning classification and would be more advantageous to the community as articulated in the adopted plans and policies portion of our response to Resolution 270-1980.

We believe our request for this zone change provides sound justification for the proposed change and demonstrates that several tests have been met. Refer to our policy analysis section for more in depth discussion of policy (Resolution 270-1980 Section (C)).

CONCLUSION

This is a request for a Zone Change from O-1 (Office and Institution) to C-1, Neighborhood Commercial for three parcels located adjacent to one another on Valley View Drive.

We have justified the request under R-270-1980 as being more advantageous as articulated in the applicable policy analysis portion of our submittal. The request will give the parcels zoning that is generally the same as the adjacent commercial parcels. The proposed uses within the zone are compatible with the surrounding area and will add to this mix of commercial and service uses in an area where they are appropriate and will contribute to economic development. The site is not directly adjacent to single family development. The site has existing services.

We respectfully request approval of the proposed Zone Map Amendment to allow for C-1 uses to provide commercial and service opportunities. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson

Angela Williamson, Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016
Email: awilliamson@modulusarchitects.com



February 20, 2017

Mrs. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87109

RE: 14EPC-40002/ PROJECT #1011130 (ZONE MAP AMENDMENT FROM O-1 OFFICE & INSTITUTION TO C-1 (NEIGHBORHOOD COMMERCIAL FOR 3 PARCELS TOTALING 2.65 ACRES)

RESOLUTION 270-1980

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code.

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

The proposed zone change is consistent with the health, safety, morals and general welfare of the city by demonstrating that it furthers applicable goals and policies of the Comprehensive Plan and other applicable plans such as the Westside Strategic Plan and the Coors Corridor Plan. The proposed zoning will allow for "limited commercial service uses" and will provide for expanded opportunities for goods and services in line with the other uses adjacent to and existing in the area. The proposed zone will allow development that is similar to what is already allowed on the sites and what is permissive on the sites to the north, south and west.

The proposed uses will not add students to the overcrowded school system or add a burden to the existing services in the area.

Its location and close proximity to Coors, a limited-access principal arterial roadway and Enhanced Transit Corridor help to facilitate the carrying capacities of the local transportation network and the allowable uses would be compatible to the surrounding uses.

The vacant parcels and the residential environments have a natural buffer of significant topography and distance which provide for a natural buffer that would minimize any potential adverse effects of noise, lighting or pollution.

- B. "Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made."

The request will help to promote stability of land use and contribute to community cohesiveness. A rezone of these parcels will strengthen the Comprehensive Area Plan area goals by offering variety and maximum choice in work areas and life styles choices while creating a visually pleasing build environment and allow community scale development to occur. Also, given the small size of the parcel(s) this would further ensure small scale neighborhood commercial growth because each parcel is only .88 acres in size, any development would have to be small-scale to fit on the subject sites. The proposed zone offers more flexibility than the existing zone and will not destabilize the area.

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

The proposed change in zoning will not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans or amendments including privately developed area plans which have been adopted by the city.

The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plans such as a sector development plan. The proposed change is not in conflict, significant or otherwise, with adopted elements of the Comprehensive Plan, any city master plans or any privately developed area plans. The proposed zone change furthers numerous policies within the Comprehensive Plan as well as the Westside Strategic Plan and Coors Corridor Plan.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The three parcels are located in the area designated as Developing and Established Urban Area by the Comprehensive Plan with a Goal 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 choices while creating a visually pleasing build environment. Infill development in the Developing Urban Areas is encouraged.

The parcels, although not located in a designated Activity Center, are located just outside the boundary line for the Coors & Paseo del Norte Activity Center in a developed commercial area. The area has developed as a commercial corridor.

Policy 5d – The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural or recreational concerns.

The proposed zone change would further this policy by respecting the existing neighborhood values, conditions and carrying capacities. The existing and proposed

zoning both allow for a mix of services uses and would be developed aesthetically appropriate for the commercial uses.

Its location and close proximity to Coors, a limited-access principal arterial roadway and Enhanced Transit Corridor help to facilitate the carrying capacities of the local transportation network and the allowable uses would be compatible to the surrounding uses.

The proposed zone uses and the size of the individual parcels will be consistent to the zoning uses on the nearby commercial parcels and due to the small size of these parcels, any development that would occur will be small scale and will not only complement the existing values of the neighborhood but will preserve the existing neighborhood values as well as the natural environment.

The site has existing services available for future development, therefore there would be no additional resources required to facilitate the uses being requested with this Zone Map Amendment.

The proposed zone change will not impact the scenic resources of the view corridor as all three parcels of governed by the View Protection Corridor policies in the Coors Corridor Plan therefore any future development would be ensured that the integrity of the scenic resources would be preserved.

Policy 5e - New growth shall be accommodated through 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 parcels requested in this Zone Map Amendment vacant land, contiguous to one another and adjacent to existing facilities and services. The integrity of the existing neighborhoods can be assured by several reasons. The proposed zone change will not impact the scenic resources of the view corridor as all three parcels of governed by the View Protection Corridor policies in the Coors Corridor Plan therefore any future development would be ensured that the integrity of the scenic resources would be preserved.

Its location and close proximity to Coors, a limited access principal arterial roadway and Enhanced Transit Corridor help to facilitate the carrying capacities of the local transportation network and the allowable uses would be compatible to the surrounding uses.

The vacant land and the residential environments have a natural buffer of significant topography and distance which provide for a natural buffer that would minimize any potential adverse effects of noise, lighting or pollution.

Policy 5g – Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate. The proposed zone change further this policy in that the parcels would still be governed by the Coors Corridor Policies that guide development and ensure that policies and goals are met as well as

the parcel(s) would be required to meet the development standards of the City of Albuquerque and reviewed through the building permit process.

Policy 5i – Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments. **The proposed zone change would allow for limited commercial uses in an infill location that is located well above the residential subdivision to the east. The parcels are in very close proximity to an arterial roadway with existing access therefore, this would minimize traffic on the residential environments.**

The parcels and the residential environments have a natural buffer of significant topography and distance which provide for a natural buffer that would minimize any potential adverse effects of noise, lighting or pollution.

Policy 5j – Where new commercial development occurs, it should be generally located in existing commercially zoned areas. **The proposed zone map amendment would further this policy by allowing limited commercial development that is consistent with and adjacent to existing commercially zoned areas. While these parcels are not located within a shopping center site or a designated Activity Center, they are adjacent to existing commercial developed property, they are located across from the street from the Target Shopping Center development and are adjacent to the boundary of the Coors & Paseo Activity Center. Clearly all of these indicators collectively demonstrate that this has developed into a successful commercial thoroughfare.**

Policy 5m – Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Although there is no specific use or site design being proposed, all three vacant parcels are governed by the View Protection Corridor policies in the Coors Corridor Plan therefore any future development would be ensured that the integrity of the scenic resources, view of the Sandia's and the overall visual environment would be preserved.

Policy D6 – The Goal is to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. **The proposed zoning will add to the mix of allowable commercial and services uses in an area where they are appropriate. The commercial zone will allow for the development of uses that will contribute to economic development.**

WESTSIDE STRATEGIC PLAN (RANK II)

The purpose and intent of the West Side Strategic Plan is to provide a framework of strategic policies within which to manage future growth and development on Albuquerque's West Side.

Goal 4. Land use considerations and overall growth and development concerns should be tied to infrastructure and funding considerations for realistic implementation. **Our request furthers this goal as there is existing infrastructure available for all three parcels and would not require further funding from the City of Albuquerque for development.**

Goal 12 - The plan should provide for long term sustainable development on the West Side. **While the subject parcels are not a huge parcel and will not make a big difference in the jobs to housing balance, it is more sustainable to develop the property with commercial uses in proximity to other commercial uses and would serve to minimize the need for cross-metro trips by its employees and customers.**

Objective 1. Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side. **Although this proposed change would provide for small scale employment opportunities, it would still further this policy in that it would minimize the need for cross-metro trips by its employees and customers.**

Objective 8 – Promote job opportunities and business growth in appropriate areas of the west side. **The proposed zone will allow the development of commercial, office or service uses adjacent to existing commercial, office and service uses. These uses will provide job opportunities for area residents.**

Policy 1.3 – Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone Changes to commercial, industrial or office uses for areas outside the centers are strongly discouraged. **This request will not create a strip commercial zone. The subject site is adjacent to existing commercial development in a shopping/ service area where the commercial uses are clustered.**

Paradise Community (Neighborhoods and Centers) - The Paradise Community includes the existing County subdivisions of Paradise Hills, as well as the City's annexed areas in Ventana Ranch and those lands on both sides of Coors Boulevard to the Rio Grande. The northern boundary of the Paradise Community is the Calabacillas Arroyo, and the southern boundary is the Town of Alameda Grant line, currently consistent with the alignment of Paseo del Norte at its river crossing.

They are the focal points for the surrounding neighborhood, providing for their daily convenience goods and service needs. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school are located central to surrounding neighborhoods. **Although not specified as a policy, the parcels identified for this requested zone change are located within the Paradise Community therefore our request is consistent with the Paradise Community goal to provide daily convenience goods and service needs. This serves to further substantiate that the proposed zone change is consistent with the health, safety, morals and general welfare of the city by demonstrating that it furthers applicable goals and policies of the Comprehensive Plan and other applicable plans such as the Westside Strategic Plan. (pg. 90 WSSP)**

Policy 3.8: The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas. **Per the Paradise Community and Neighborhood Centers, commercial services are appropriate. Our requested zone change would allow**

for commercial services which are found to be appropriate therefore furthering this policy.

Neighborhood Center Uses Most Appropriate: Neighborhood commercial anchored by grocery and/or drug store, public and quasi-public uses (branch library, post office, police mini-substation, etc.), specialty retail, services, offices, recreation, community or senior center are called for in the plan. Convenience retail uses, such as a convenience store/gas station, specialty grocery, video rental, small restaurant or fast food, hair salon/barber, fitness center, etc., are appropriate for most Neighborhood Centers in the Priority 1 communities. **Our requested zone change is located in a Priority 1 community. Our request would further the policy in which appropriate uses include specialty retail, services, offices, convenience retails uses, small restaurant, fast food, etc.**

Commercial and residential uses may develop adjacent to one another but must be buffered. **This is a statement made in the Westside Strategic Plan, although not identified as a policy, it is documented as acceptable. Our request furthers this stated requirement as our parcels are adjacent to residential uses but are naturally buffered by the Corrales Canal and significant grade differences between the proposed commercial parcels and the residential uses to the east. This serves to further substantiate that the proposed zone change is consistent with the health, safety, morals and general welfare of the city by demonstrating that it furthers applicable goals and policies of the Comprehensive Plan and other applicable plans such as the Westside Strategic Plan.**

The primary Paradise Community retail center is located along the west side of Coors Boulevard at Paseo del Norte. Potential uses: Employment, retail, entertainment, higher density housing. This center has a large area adjacent to it that is zoned for non-residential and higher density residential uses. The area adjacent to the center is an ideal location for professional offices, neighborhood related services, public/ institutional uses and higher density housing. **Again, although not stated as a policy, the direct statement in the Westside Strategic Plan in which the Paradise Community is an "ideal" location for neighborhood related services serves to further substantiate that the proposed zone change is consistent with the health, safety, morals and general welfare of the city by demonstrating that it furthers applicable goals and policies of the Comprehensive Plan and other applicable plans such as the Westside Strategic Plan.**

Incentives for Areas Provided with Water and Sewer Services, Transportation Access, and Hydrology Improvements "Served Development" means any development occurring in an area that already has water and sewer services, wither public or private, transportation access, and hydrology improvements, all of which meet level of service standards, rather than new communities which have not yet been served. It is desirable, from an efficiency of services-provision standpoint, for new development to occur in these areas first, and for it to continue until the areas are largely at full buildout.

Policy 4.13: An Incentive to areas already served by infrastructure may include any one of the following: lower development impact fees, expedited plan approval processing, rebates for application fees or other charges, public/private cost-sharing of infrastructure, allowing shared parking or driveway facilities or joint utility taps, or other techniques approved by elected officials. **Our request furthers the intent of this policy to encourage infill development**

already served by infrastructure in that all three parcels proposed for a zone change are already served by infrastructure. Although we are not seeking incentives for this purpose, the adherence to the policy remains the same.

COORS CORRIDOR SECTOR DEVELOPMENT PLAN (RANK III)

The site is within the boundaries of the Coors Corridor Plan which provides policy and guidelines for the design of Coors Boulevard and adjacent properties. Many of the policies in this plan are design policies that apply to building projects rather than zoning. The following policies are relevant to this request. The site lies within Section 3 of the CCP. Recommendations for land uses within Section 3 for this site were not established however, a mix of commercial and various densities of residential development have occurred in this area since the inception of this plan.

Policy 3 – Control of access and driveways. Vehicular access to Coors Boulevard shall be limited to its primary function as a major traffic carrier. **Our request furthers this policy in that any future development would be serviced by existing access from Coors with no new access required and no change in driveway locations.**

Policy 5 – Land Use Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns and design guidelines. **The proposed zone is consistent with the zoning on the adjacent parcels and is compatible with the roadway functions of the nearby streets. The allowed uses will not adversely impact the adjacent neighborhoods.**

Design Regulations

- A. Setbacks – There shall be a minimum front yard setback from the right-of-way of 35 ft. in Segment 3. **Our request for a zone change would further this design requirement in the CCP. The requested parcels are not adjacent to Coors and are well outside the 35 ft. right-of-way setback required for segment 3 therefore guaranteeing conformance to this standard.**
- D. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. There was an error when the existing zone map pattern was created; or
 - 2. Changed neighborhood or community conditions justify the change; or
 - 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The existing zoning is inappropriate because a different use category is more advantageous to the community as articulated in the Comprehensive Plan and other city master plans. Our policy-based discussion in Section 1C, demonstrates that the proposed zoning would be more advantageous to the community than the current zoning.

- 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.

A zone change shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community. Our policy-based discussion in Section 1C, demonstrates that the permissive uses in the proposed would be more advantageous to the community than the current zoning and would not be harmful. Permissive uses in the C-1 (Neighborhood Commercial Zone further a preponderance of goals and policies to provide for an "ideal" location for neighborhood related services. Per the Paradise Community and Neighborhood Centers, commercial services are appropriate. Our requested zone change is located in a Priority 1 community. Our request would further the policy in which appropriate uses include specialty retail, services, offices, convenience retails uses', small restaurant, fast food, etc.

The uses allowed will allow commercial development as an infill project next to existing commercial development. The allowed uses on the site will be similar to the uses in the adjacent parcel and the parcels to the north, south and west and will be compatible with the area.

- F. A proposed zone change which, to be utilized through land development, requires major and programmed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change request will not result in unprogramed capital for the city because all of the roads and utilities are in place.

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

The cost of land or other economic considerations pertaining to the applicant are not a determining factor for a change of zone. Our justification is based on several factors. The strongest determining factor is due in large part to when these properties were annexed into the City of Albuquerque 2001. The existing county zoning at that time was A-1, it was determined that the O-1 zoning in 2001 would be more advantageous to the community than the existing Agricultural zoning with the justification that the Paseo del Norte bridge represented changed conditions in the area. The parcels annexed were thought to be most suitable for office uses based on growth projections at that time.

The growth did not happen as planned but the demand for goods and services on the Westside have become far greater in demand while demand for office space continues to suffer higher than average vacancy rates.

The zone map amendment request would allow for the expanded uses allowed in the C-1 zoning code that are more compatible with the service needs of Westside residents. Our policy-based discussion in Section 1C, demonstrates that the permissive uses in the proposed zone would be more advantageous to the community than the current zoning and would not be harmful.

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

office, or commercial zoning.

Location on a collector or major street is not the justification for the request in changed zoning. Our request is justified pursuant to the policies of the Comprehensive Plan the Westside Strategic Plan and the Coors Corridor Sector Development 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.

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. Although this would "technically" be considered a spot zone because we are requesting C-1 zoning and the adjacent predominant zoning is SU-1, the uses approved in that SU-1 zoning are for C-1 uses. However, there is more than one premise involved, all platted separately with different ownership. Given that, the same uses would be justifiable based on policies discussed in our policy-based discussion in Section 1C, which demonstrates that the permissive uses in the proposed would be more advantageous to the community than the current zoning and would not be harmful.

The proposed zone change will clearly facilitate realization of the Comprehensive Plan and the applicable adopted sector development plans. It is our assertion that we have shown a preponderance of policies and goals in our response to Section 1C that the proposed change would facilitate realization of the Comprehensive Plan and the Westside Strategic Plan.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The zone change request would not create "strip zoning". These parcels are individually platted with separate ownership therefore do not constitute a "strip of land". We are

requesting C-1 zoning and the adjacent predominant zoning is SU-1, the uses approved in that SU-1 zoning are for C-1 uses. Therefore, the same uses would be justifiable based on policies discussed in our policy-based discussion in Section 1C, which demonstrates that the permissive uses in the proposed would be more advantageous to the community than the current zoning and would not be harmful.

The proposed zone change will clearly facilitate realization of the Comprehensive Plan and the applicable adopted sector development plans will clearly facilitate realization of the Comprehensive Plan and the applicable adopted sector development plans. It is our assertion that we have shown a preponderance of policies and goals in our response to Section 1C that the proposed change would facilitate realization of the Comprehensive Plan and the Westside Strategic Plan. Additionally, the proposed zoning will be consistent with adjacent land uses and/or identical to the allowed uses on most of the nearby parcels. Further, the proposed zoning will not add to the housing to jobs imbalance on the west side of the City.

CONCLUSION

This is a request for a Zone Change from O-1 (Office and Institution) to C-1, Neighborhood Commercial for three parcels located adjacent to one another on Valley View Drive.

We have justified the request under R-270-1980 as being more advantageous as articulated in the applicable plans. The request will give the parcels zoning that is generally the same as the adjacent commercial parcels. The proposed uses within the zone are compatible with the surround area and will add to this mix of commercial and service uses in an area where they are appropriate and will contribute to economic development. The site is not directly adjacent to single family development. The site has existing services.

We request approval of the proposed Zone Map Amendment to allow for C-1 uses to provide commercial and service opportunities. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson

Angela Williamson, Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016
Email: awilliamson@modulusarchitects.com

Lehner, Catalina L.

From: Angela Williamson <awilliamson@modulusarchitects.com>
Sent: Monday, February 20, 2017 10:52 AM
To: Patz, Logan W.
Cc: Michel, Racquel M.; Lehner, Catalina L.
Subject: RE: TIS Waiver Form for EPC Submittal
Attachments: Signed TIS Waiver Form.pdf; REVISED TIS Request Form.pdf

Importance: High

Good morning Logan,

I received comments from you marked as "Agency Comments" for our project #1011130. Your comments state the information indicated on the TIS form is different than what has been submitted. Our request is for a Zone Map Amendment on three separate parcels each approximately .88 acres in size from O-1 to C-1 uses. There is no site plan, building or project being proposed. I have attached the TIS I submitted that was signed by you previously. The correction is that I mistakenly stated this request was for a total of 1.04 acres but the request is for a total of 2.6 acres in size.

To ensure the record is clear for our request, I have submitted a REVISED request, no other information has changed other than the square foot total of the three parcels when added together.

All my best,
Angela

**ANGELA M. WILLIAMSON, PRINCIPAL
MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
Mobile + Text 505.999.8016
Office 505.338.1499 (Ext. 1000)



From: Patz, Logan W. [mailto:lpatz@cabq.gov]
Sent: Tuesday, December 20, 2016 11:13 AM
To: Angela Williamson <awilliamson@modulusarchitects.com>
Cc: Michel, Racquel M. <rmichel@cabq.gov>
Subject: RE: TIS Waiver Form for EPC Submittal

Hello,

Attached is the signed waiver for the TIS on the zone change.

Thank you.

Logan Patz

Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505-924-3630

From: Angela Williamson [<mailto:awilliamson@modulusarchitects.com>]
Sent: Tuesday, December 20, 2016 10:10 AM
To: Michel, Racquel M.; rmichal@cabq.gov; Patz, Logan W.
Subject: TIS Waiver Form for EPC Submittal

Hi Racquel, Logan,

Please see the attached TIS Waiver form request for an EPC Submittal for a Zone Map Amendment from O-1 to C-1 and Site Plan for Subdivision. There are no buildings or construction being proposed for this submittal. The total parcel size for this request is 1.04 acres.

Thank you,
Angela

ANGELA M. WILLIAMSON, PRINCIPAL
MODULUS ARCHITECTS, INC.
100 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
Mobile + Text 505.999.8016
Office 505.338.1499 (Ext. 1000)



Lehner, Catalina L.

From: Angela Williamson <awilliamson@modulusarchitects.com>
Sent: Tuesday, February 21, 2017 12:05 PM
To: Haynes, Margaret, NMDOT
Cc: Lehner, Catalina L.
Subject: NMDOT Comments for EPC Project #1011130
Attachments: 2017_02_21_11_59_31.pdf; Aerial Image of Parcels.jpg; REVISED TIS Request Form.pdf

Good morning Margaret,

I received comments back on a zone change request from the NMDOT (attached above) that state I need to complete the STH and schedule an appointment with you. Our request to the City of Albuquerque is for a zone change from O-1 to C-1 on three parcels, each being .88 acres in size. We are not applying for a site plan and have no development planned for these parcels. Can you please clarify your comments and what is required from the NMDOT for our request.

I have included the location of the parcels, I have also included Catalina on this email as she is our planner with the City.

Best regards,
Angela

ANGELA M. WILLIAMSON, PRINCIPAL
MODULUS ARCHITECTS, INC.
100 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
Mobile + Text 505.999.8016
Office 505.338.1499 (Ext. 1000)



NOTIFICATION &
NEIGHBORHOOD INFORMATION



Developer Inquiry Sheet

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.

Instructions: Please fill out this form completely and include a zone map that is marked to indicate where the property proposed for development is located. Then, submit this form and your zone map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5th Floor, 600 2nd Street NW; or 2) Email it to ONC@cabq.gov.

Developer Inquiry For:

- | | |
|---|---|
| <input type="checkbox"/> Cell Tower Submittal – Type: Select Tower Type | <input type="checkbox"/> ZHE Submittal (need address & zone map only) |
| <input type="checkbox"/> DRB Submittal | <input type="checkbox"/> AA Submittal |
| <input checked="" type="checkbox"/> EPC Submittal | <input type="checkbox"/> City Project Submittal |
| <input type="checkbox"/> LUCC Submittal | <input type="checkbox"/> Liquor License Submittal |

Contact Name: Angela M. Williamson, CEO/Principal

Company Name: Modulus Architects, Inc.

Address: 100 Sun Ave, NE., Suite 305

City: Albuquerque

State: NM

Zip Code: 87109

Phone: (505) 338-1499 ext. 1000

Email: awilliamson@modulusarchitects.com

Legal Description Information:

Describe the legal description of the subject site for this project:

Three (3) parcels (see attached as legals are extremely lengthy)

Located on/between (street name or other identifying mark):

Coors/ Valley View (Just north of Paseo on the East side of Coors)

This site is located on the following zone atlas page: C13

ATTACHMENT A

Parcel (1) Site Address: 9368 Valley View Dr. NW

Legal Description: TR 3F-1-A TRACTS 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A & 3G-1-A BLACK RANCH BEING A REPLAT OF TRACTS 2-A, 3E-1, 3F-1 AND 3G-1 BLACK RANCH CONT. .8834 AC

Parcel (2) Site Address: 9374 Valley View DR NW

Legal Description: TR 3G-1-A TRACTS 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A & 3G-1-A BLACK RANCH BEING A REPLAT OF TRACTS 2-A, 3E-1, 3F-1 AND 3G-1 BLACK RANCH CONT. .8834 AC

Parcel (3) Site Address: 9378 Valley View DR NW

Legal Description: TRACT 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK RANCH) CONT. .8838 AC

AFFECTED NEIGHBORHOOD ASSOCIATIONS:

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

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) e-mail: hhen@comcast.net

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h) e-mail: aboard10@juno.com

Parcel (1) Site Address: 9368 Valley View Dr. NW

Legal Description: TR 3F-1-A TRACTS 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A & 3G-1-A BLACK RANCH BEING A REPLAT OF TRACTS 2-A, 3E-1, 3F-1 AND 3G-1 BLACK RANCH CONT. .8834 AC

Parcel (2) Site Address: 9374 Valley View DR NW

Legal Description: TR 3G-1-A TRACTS 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A & 3G-1-A BLACK RANCH BEING A REPLAT OF TRACTS 2-A, 3E-1, 3F-1 AND 3G-1 BLACK RANCH CONT. .8834 AC

Parcel (3) Site Address: 9378 Valley View DR NW

Legal Description: TRACT 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK RANCH) CONT. .8838 AC



January 16, 2017

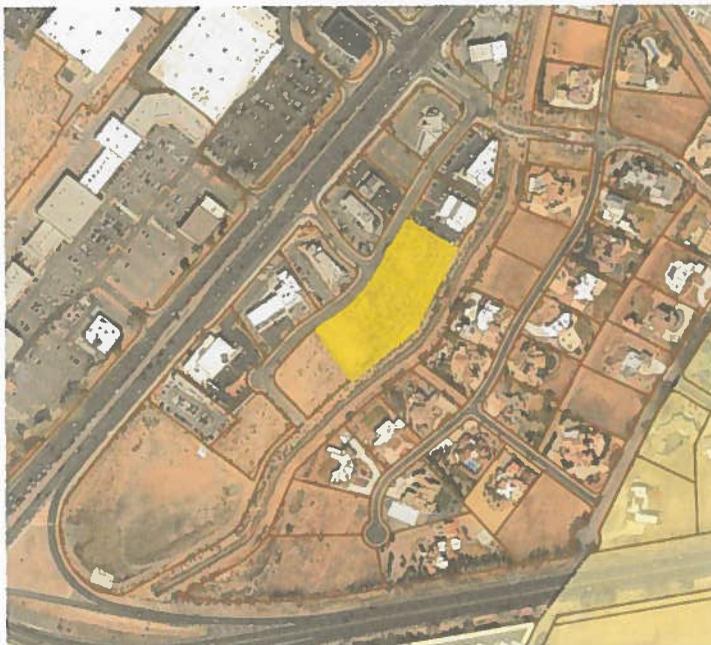
Rene Horvath
5515 Palomino Dr. NW.
Albuquerque, New Mexico 87120

RE: ZONE MAP AMENDMENT FROM O-1 (OFFICE & INSTITUTION) TO C-1 (NEIGHBORHOOD COMMERCIAL FOR 3 PARCELS TOTALING 2.65 ACRES

Dear Rene,

Modulus Architects, Inc. on behalf of JB Holdings and Zia Management will be requesting approval of a Zone Map Amendment from O-1 (Office & Institution) to C-1 (Neighborhood Commercial) on three individual parcels, each being approximately .88 acres located adjacent to one another and currently vacant. Both zoning classifications are similar and provide suitable sites for office, service and institutional uses, the change to C-1 zoning would allow for the limited expansion of commercial uses to satisfy the day-to-day needs of Westside residents and would be more appropriate for this location. The proposed zone will allow development that is similar to what is already allowed on the sites and what is permissible on the sites to the north, south and west.

The vacant parcels are located on the west side of Albuquerque on Valley View Drive NW, just east of Coors Blvd and Valley View Place. The parcels are located behind (east) the Calibers Shooting Range, the Burger King and the retail strip building with various other commercial uses.



EPC HEARING DATE: MARCH 9, 2017

EPC HEARING TIME: 9:00 AM

HEARING LOCATION: PLAZA DEL SOL, 600 2ND STREET NW – HEARING ROOM

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016
Email: awilliamson@modulusarchitects.com

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Matt Dotson
1739 Rusty Rd. NW
Albuquerque, New Mexico 87114

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5515 Palomino Dr. NW
Albuquerque, New Mexico 87120

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Harry Hendriksen
10592 Rio Del Sole Ct. NW
Albuquerque, New Mexico 87114

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Postmark Here
01/25/2017
\$6.59
JoAnn McNeil
1610 Lyria Rd. NW
Albuquerque, New Mexico 87114

PS Instructions

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

Hearing Date: Thursday, Mar. 9, 2017 **1011130**

Zone Atlas Page: C-13

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: North of Paseo Del Norte & Coors between Coors and Valley View Dr. NW

Applicant: JB Holdings, LLC. And Zia Management
3613 NM. St. Hwy 528, Suite H
Albuquerque, New Mexico 87114

Agent: Angela Williamson, Modulus
100 Sun Ave. NE, Suite 305
Albuquerque, New Mexico 87109

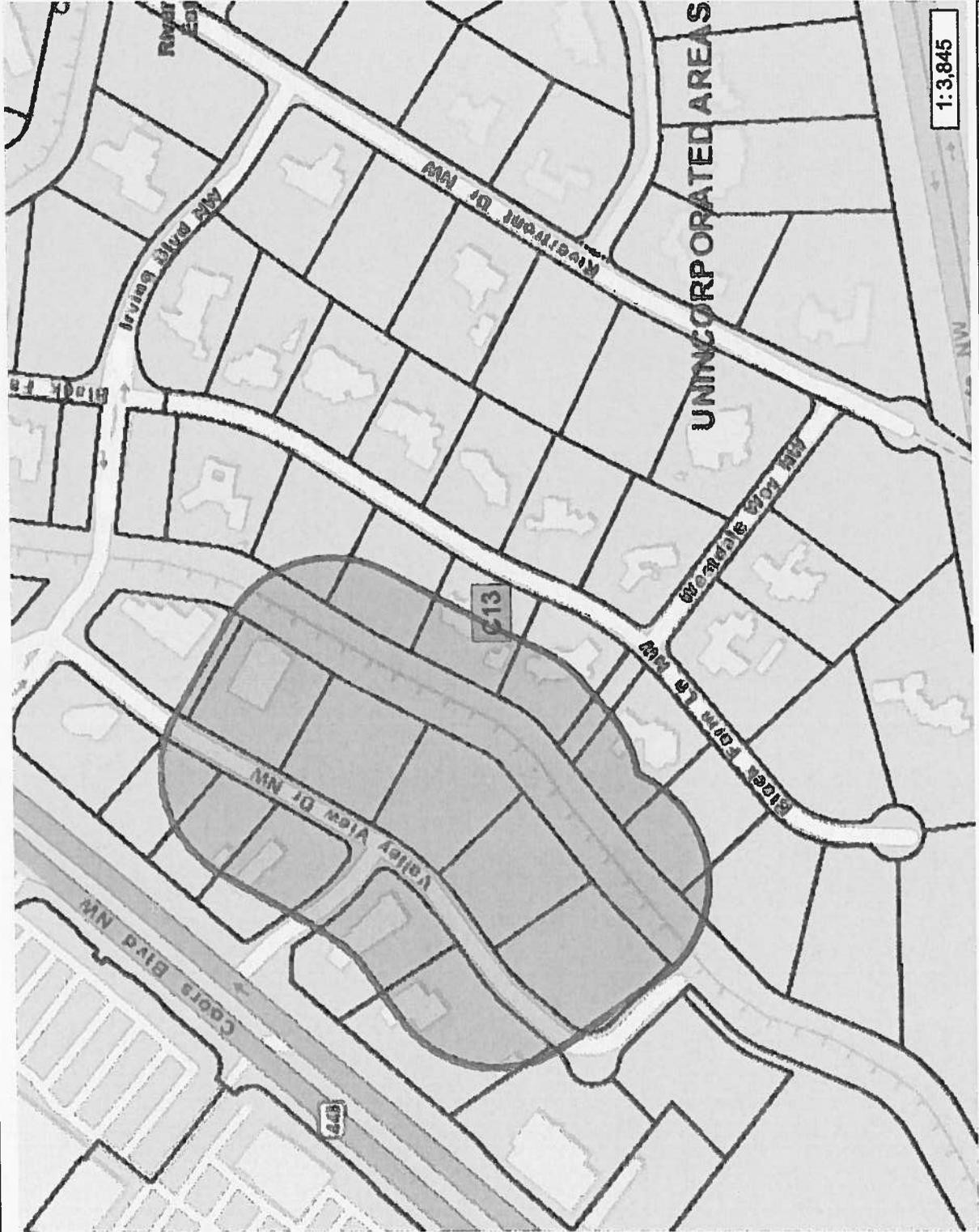
Special Instructions:

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

Date Mailed: 02/15/17

Signature:

1011130



1:3,845

0.1 0 0.04 0.1 Miles

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

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Legend

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

Notes

Buffer: 208ft.
 R.O.W: Corrales Main Canal 108ft.

TRAN HUY & LA MY
9305 BLACK FARM LN NW
ALBUQUERQUE NM 87114

WOOD ROBERT B & LETITIA C
4901 CREEK PL NW
ALBUQUERQUE NM 87114-5438

MACKEY CHRISSEY ANN TRUSTEE OF THE NICK
MACKEY IRREVOCABLE TRUST
PO BOX 35250
TUCSON AZ 85740

CALIBERS PROPERTIES LLC
4101 INDIAN SCHOOL RD NE SUITE 440
ALBUQUERQUE NM 87110-3992

STIF SEVEN BAR LLC C/O SURV-TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114

BLACK JOHN F & JOAN
10416 MORNING STAR DR NE
ALBUQUERQUE NM 87111

WELLS FARGO BANK NM NATIONAL ASSOC C/O
THOMSON PROP TAX SERVICES
PO BOX 2609
CARLSBAD CA 92018

PILLAI RAJAN G & ARASI
9219 BLACK FARM LN NW
ALBUQUERQUE NM 87114

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

BLACK FARMS ESTATES HOMEOWNERS ASSOC
4902 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

DURAN NATHAN & ELVIRA
9209 BLACK FARM LN NW
ALBUQUERQUE NM 87114

ZIA MANAGMENT INC
6121 INDIAN SCHOOL RD NE SUITE 218
ALBUQUERQUE NM 87110

KOTOBI MOHSEN & EMMA
9215 BLACK FARM LN NW
ALBUQUERQUE NM 87114

STIF LLC
9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87107

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

MCCOLLUM THOMAS E & GAY N & MCCOLLUM
JEFFREY P & JANE M
11000 BERMUDA DUNES NE
ALBUQUERQUE NM 87111-6555

LUBRICAR PROPERTIES II LC
3520 CALLE CUERVO NW
ALBUQUERQUE NM 87114

PATTEN WEST LLC
9310 COORS BLVD NW
ALBUQUERQUE NM 87114

Angela Williamson, Modulus
100 Sun Ave. NE, Suite 305
Albuquerque, New Mexico 87109

JB Holdings, LLC. And Zia Management
3613 NM. St. Hwy 528, Suite H
Albuquerque, New Mexico 87114

Riverfronte Estates N.A., INC. (RFE)
Matt Dotson
1739 Rusty Rd. NW
Albuquerque, New Mexico 87114

Riverfronte Estates N.A., INC. (RFE)
JoAnn McNeil
1610 Lyría Rd. NW
Albuquerque, New Mexico 87114

Westside Coalition of N.A.'S
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