

# CITY OF ALBUQUERQUE



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

## OFFICIAL NOTIFICATION OF DECISION

November 11, 2016

COA Metropolitan Redevelopment  
600 2<sup>nd</sup> St NW  
ABQ, NM 87102

**Project# 1007489**  
16EPC-40064 Sector Development Plan Map Amendment

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract B, West Route 66 Addition, zoned SU-2/IP to C-2, located on the northwest corner of the intersection of Central Ave. NW and Unser Blvd. NW, containing approximately 6.6 acres. (K-10)

Staff Planner: Michael Vos

PO Box 1293

On November 10, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1007489/16EPC-40064, Sector Development Plan Map Amendment, based on the following findings:

### Albuquerque FINDINGS:

1. This is a request for a Sector Development Plan Map Amendment to the West Route 66 Sector Development Plan for Tract B, Route 66 Addition, located on the northwest corner of Central Avenue and Unser Boulevard NW, containing approximately 6.6 acres.
2. The subject site is currently zoned SU-2/IP (Industrial Park). The request is for a change to C-2 (Community Commercial).
3. The current zoning designation was established with the adoption of the West Route 66 Sector Development Plan on October 19, 1987, and significant changes have occurred in the intervening years. In 2004, the City adopted the West Central Metropolitan Redevelopment Area Plan that includes the subject site, and since then a new public library, health clinic, and transit center have developed on adjacent properties.
6. The Albuquerque/Bernalillo County Comprehensive Plan, Route 66 Action Plan, West Side Strategic Plan, West Route 66 Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan and within the West Route 66 Major Activity Center. The request furthers the following applicable goals and policies of the Comprehensive Plan:

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant

**OFFICIAL NOTICE OF DECISION**

**Project #1007489**

**November 10, 2016**

**Page 2 of 7**

land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The sector development plan map amendment for the subject site will allow appropriate commercial infill development to occur with the currently vacant parcel being transformed into a community asset with necessary services for nearby residents. Surrounding property has been recently redeveloped with a new library, health clinic, and transit center. The Central and Unser Transit Center provides access to multiple bus routes and the rest of the transit network. In addition, existing and proposed bicycle facilities along adjacent roadways provide access by additional modes of transportation. The proposed new zoning category will allow continued revitalization of the area, adding complementary uses to the community. Provision of such services will improve the integrity of existing neighborhoods by fostering a more "complete community". The request furthers Policy II.B.5.e.

Policy II.B.5.i: 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 subject site is not immediately adjacent to any residential neighborhoods, and has direct access to two major arterial roadways. Residential areas will not be affected by any noise, lighting, pollution, or increased traffic because of this request. The proposed C-2 uses will provide complementary services to those residential communities in the area and alleviate some cross-river trips that are currently required to obtain goods and services, thus minimizing some traffic congestion. The request furthers Policy II.B.5.i.

Policy II.B.5.j: 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 current zoning allows for commercial development, but not at a scale or intensity that is compatible with the nature of the subject site and the properties surrounding it. The proposed change to C-2 zoning will allow and encourage development of the property in a manner that is more appropriate for the area. Commercial development will occur within reasonable walking and bicycling distances of nearby residents at the intersection of two arterial streets that offer mass transit service to the subject site. The request furthers Policy II.B.5.j.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Zoning the subject site for more appropriate uses will encourage redevelopment of a currently vacant parcel, located within the Established Urban Area. Development with beneficial commercial service

OFFICIAL NOTICE OF DECISION

Project #1007489

November 10, 2016

Page 3 of 7

uses brought closer to the area's residents provides strength and stability to those neighborhoods. The request furthers Policy II.B.5.o.

Policy II.B.5.p: Cost-effective redevelopment techniques shall be developed and utilized.

The property is currently owned by the City of Albuquerque. Approval of the amendment to the C-2 zone will allow the City to better partner with the private sector to bring investment to the subject site that would be less likely under the current SU-2/IP designation. The request furthers Policy II.B.5.p.

Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities. Applicable policies include:

Policy II.B.7.i: Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

The existing zoning does not allow housing to be developed on the subject property. The subject site is located within the West Route 66 Major Activity Center, and the requested C-2 zone category allows for appropriate multi-unit housing to be built. Therefore, the request furthers Policy II.B.7.i.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. Applicable policies include:

Policy II.D.4.b: The City will structure capital expenditures and land use regulations in support of creating additional housing and jobs within Major Transit and Enhanced Transit Corridors, and will promote ongoing public/private cooperation necessary to create private market conditions that support intensified development of jobs and housing in these corridors.

The request furthers Policy II.D.4.b because a change in zoning will allow for the commercial and residential uses necessary for the desired types of development to exist. Allowing C-2 uses will in turn allow a private developer to partner with the City on redevelopment of the site and encourage additional private sector commercial and housing development in the area.

Policy II.D.4.c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The request furthers Policy II.D.4.c because the C-2 zone creates the potential for dwelling units on the subject site. The property is located on Central Avenue, a Major Transit Corridor, and adjacent to the Central and Unser Transit Center. This location provides access to multiple transit routes that provide connections to the entire transit network. New residents could utilize these services providing an increase in transit ridership.

OFFICIAL NOTICE OF DECISION

Project #1007489

November 10, 2016

Page 4 of 7

**Economic Development:** The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals. Applicable policies include:

**Policy II.D.6.a:** New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed sector development plan map amendment would allow a mix of commercial and services uses to locate on the subject site. Jobs created by these uses will accommodate a variety of skills and salary levels, as well as provide a convenient option for area residents that may otherwise seek employment elsewhere in the City. The request furthers Policy II.D.6.a.

**Policy II.D.6.b:** Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b because the diversity of uses allowed by the proposed C-2 zoning will create an environment for both local and national businesses to locate on the subject site. New development will show viability in the area and further encourage additional investment.

**Policy II.D.6.g:** Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The request furthers Policy II.D.6.g because the site is located within an activity center, and approval of the sector development plan map amendment will allow the site to develop and provide employment that is currently lacking in the activity center. Increased employment opportunities will reduce the need to travel long distances including cross-river trips for employees who reside in the area.

8. The request is in general compliance with the following applicable goals and policies of the Route 66 Action:

**Economic Investment**

**Goal 4:** Support catalytic opportunities for a strong and diverse business economy.

**Policy 4.1:** City resources should demonstrate commitment and investment in Central Avenue.

The request furthers Policy 4.1 of the Route 66 Action Plan because the proposed amendment, requested by the City of Albuquerque Metropolitan Redevelopment Agency, will make the subject site more attractive to redevelopment opportunities leading to increased investment along Central Avenue.

9. The request is in general compliance with the following applicable objectives of the West Side Strategic Plan:

**Plan Objective 1:** Provide for a complex 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.

**OFFICIAL NOTICE OF DECISION**

**Project #1007489**

**November 10, 2016**

**Page 5 of 7**

The request furthers WSSP Plan Objective 1 by proposing a sector development plan map amendment that will allow a more favorable mix of uses to encourage the redevelopment of the subject site, which will add employment options to the West Side.

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

The request furthers WSSP Plan Objective 8 by aiding in the creation of employment and encouraging new business development in an activity center on the West Side that is currently lacking those opportunities.

10. Approval of the request supports numerous Rank I and II plan policies regarding land use, transit, and economic development, including the provision of business and employment opportunities on the West Side and strengthening mixed use commercial activity centers.
11. The proposed zone designation will be appropriately located and will not negatively impact the surrounding residential areas. The request is generally consistent with the requirements of R-270-1980 as outlined in this staff report and is justified because of changed community conditions and the new zone designation being more advantageous to the community.
12. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
  - A. The cited policies in the applicant's justification letter and summarized in the staff report support the statement that the request is consistent with the health, safety, and morals of the city.
  - B. The proposed change from SU-2/IP to C-2 zoning still constitutes commercial land uses and will provide more appropriate types of commercial uses for the community. The requested zone is also the same zone designation as that of two of the other three corners of the Central Avenue and Unser Boulevard intersection; therefore, staff agrees that the request ensures land use and zoning stability.
  - C. The request is generally consistent with and furthers several goals and policies of the applicable plans (see Findings 7 - 9).
  - D. The existing zoning is inappropriate because the subject site is in an area of the city that has seen significant changes in community conditions in the years since the West Route 66 Sector Development plan established the existing zone designation. These changes coupled with the request being more advantageous to the community by fulfilling numerous policies of the Comprehensive Plan demonstrate that a new C-2 zone designation is more appropriate.
  - E. The subject site is located with easy access to major roadways and an ABQ Ride transit center with significant separation from the nearest residential properties. The requested C-2 zone allows uses that will provide beneficial services and job opportunities to nearby residents improving quality of life rather than being harmful to any adjacent property, neighborhood, or the community as a whole.
  - F. Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has sufficient infrastructure.
  - G. The cost of land or other economic considerations are not a determining factor in the request for a sector development plan map amendment.

**OFFICIAL NOTICE OF DECISION**

Project #1007489

November 10, 2016

Page 6 of 7

- H. The location of the subject site along major streets is an important factor in this request. However, the request is not being justified based solely on the site's location, but rather the request is based primarily on changed community conditions and the new designation being more appropriate and advantageous to the community.
  - I. The request clearly facilitates realization of the Comprehensive Plan, and does not constitute a spot zone as there are numerous other properties in the immediate area with the same zone designation as what is requested.
  - J. The requested zone map amendment is not a strip zone request.
13. 11 affected neighborhood associations and coalitions along with property owners with 100 feet were notified of this request. A facilitated meeting was not recommended, and no comments were received on this application. There is no known neighborhood opposition to this request.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 28, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

Sincerely,

  
For Suzanne Lubar  
Planning Director

SL/MV

OFFICIAL NOTICE OF DECISION

Project #1007489

November 10, 2016

Page 7 of 7

cc: COA Metro. Redevelopment Agency, 600 2<sup>nd</sup> St. NW, ABQ, NM 87102  
Lucy Anchondo, Avalon NA, 601 Stern Dr. NW, ABQ, NM 87121  
Billy DeHerrera, Avalon NA, 651 Stern Dr. NW, ABQ, NM 87121  
Jeanette Baca, Alamosa NA, 901 Field SW, ABQ, NM 87121  
Jerry Gallegos, Alamosa NA, 6013 Sunset Gardens SW, ABQ, NM 87121  
Andrew Garcia-Carver, Encanto Village HOA, 7408 Via Sereno SW, ABQ, NM 87121  
Jennifer Williams, Encanto Village HOA, 7523 Via Belleza SW, ABQ, NM 87121  
Ted Trujillo, Los Volcanes NA, 6601 Honeylocust Ave. NW, ABQ, NM 87121  
Doug Cooper, Los Volcanes NA, 6800 Silkwood NW, ABQ, NM 87121  
Tony Chavez, Skyview West NA, 305 Claire Ln. SW, ABQ, NM 87121  
Beatrice Purcella, Skyview West NA, 201 Claire Ln. SW, ABQ, NM 87121  
Eloy Padilla Jr., Stinson Tower NA, 7619 Greywolf Rd SW, ABQ, NM 87121  
Lucy Arzate-Boyles, Stinson Tower NA, 3684 Tower Rd. SW, ABQ, NM 87121  
Denise Guana, Vista West HOA, 676 Ridgeside Trl. SW, ABQ, NM 87121  
Sylvia Balizan, Vista West HOA, 4121 Eubank Blvd NE, ABQ, NM 87111  
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, ABQ, NM 87105  
Steven Budenski, West Mesa NA, 5732 La Anita Ave. NW, ABQ, NM 87105  
Rod Mahoney, S.V. Coal. Of NH ASSOC., 1838 Sadora Rd SW, ABQ, NM 87105  
Marcia Fernandez, S.V. Coal. Of NH ASSOC., 2401 Violet SW, ABQ, NM 87105  
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121  
Jerry Gallegos, SWAN, 417 65<sup>th</sup> St. SW, ABQ, NM 87121  
Harry Hendriksen, Westside Coal. Of NA's, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114-2701  
Rene Horvath, Westside Coal. Of NA's, 5515 Palomino Dr. NW, ABQ, NM 87120