

CITY of ALBUQUERQUE

TWENTY-FIFTH COUNCIL

COUNCIL BILL NO. R-23-98 ENACTMENT NO. _____

SPONSORED BY: Pat Davis by request

1 RESOLUTION

2 AMENDING THE LEVEL A COMMUNITY MASTER PLAN FOR MESA DEL SOL

3 TO DESIGNATE AN APPROXIMATELY 500 ACRE SITE AS A PORTION OF THE

4 EMPLOYMENT CENTER.

5 WHEREAS, Mesa del Sol includes approximately 13,000 acres, located east

6 of Interstate 25, south of the Tijeras Arroyo, west of Kirtland Air Force Base

7 and north of the Pueblo of Isleta; and

8 WHEREAS, the Level A Community Master Plan for Mesa del Sol (the

9 “Level A Plan”) covers these approximately 13,000 acres; and

10 WHEREAS, the City Council adopted the Level A Community Master Plan

11 in January 2006 (Enactment R-2006-005); and

12 WHEREAS, the Level A Plan is considered a framework plan by the

13 Integrated Development Ordinance (IDO); and

14 WHEREAS, the IDO establishes a process for amendments of prior

15 approvals in 14-16-6-4(Y); and

16 WHEREAS, the request to change the text of the Level A Plan and

17 corresponding tables and maps constitutes a Major Amendment to a

18 prior approval; and

19 WHEREAS, Major Amendments return to the original approving body and

20 the City Council is the original approving body for the Level A Plan; and

21 WHEREAS, the Environmental Planning Commission (EPC), in its advisory

22 role on land use and planning matters, heard the case at its November 17,

23 2022 regular hearing and voted to forward a recommendation of approval

24 To the City Council regarding the Level A Plan amendments; and

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

1 WHEREAS, since the Level B Community Master Plan (the “Level B Plan”)
2 must also be amended to reflect the changed land use designation, the EPC
3 also heard corresponding amendments to the Level B Plan at its November
4 17, 2022 regular hearing; and

5 WHEREAS, the EPC approved the Level B Plan in February 2006 and is the
6 original approving body; and

7 WHEREAS, the EPC has decision-making authority over the Level B Plan
8 and approved the corresponding amendments at its November 17, 2022
9 public hearing; and

10 WHEREAS, Council accepts the EPC’s recommended findings and conditions
11 Regarding the Level A Plan Amendments, as set out in the Official Notification
12 of Decision of November 17, 2022; and

13 WHEREAS, the Council finds that the conditions set out in the
14 Environmental Planning Commission’s recommendation of approval have
15 been or will be met as specified in the Official Notification of Decision dated
16 November 17, 2022.

17 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
18 ALBUQUERQUE:

19 SECTION 1. The Mesa del Sol Level A Community Master Plan is hereby
20 amended and the designation of the approximately 500 acres as depicted in the
21 record is changed from Residential to Employment Center.

22 SECTION 2. The findings of the EPC as specified in the Official Notice
23 of Decision dated November 17, 2022 are accepted and the conditions have been
24 or will be adequately addressed.

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

December 29, 2022

TO: Isaac Benton, President, City Council

FROM: Timothy M. Keller, Mayor *TMK*

SUBJECT: Project# 2022-007805, SI-2022-02011– Site Plan- Major Amendment, Text Amendments to the Mesa del Sol Level A Master Plan (approximately 13,000 acres).

Staff Planners: Catalina Lehner, AICP- Principal Planner & Megan Jones, Planner

Request

The request is for a recommendation to the City Council regarding text amendments to the Mesa del Sol Level A Community Master Plan (the “Level A Plan”), which contains approximately 13,000 acres situated in the southeastern portion of the City and south of the Albuquerque International Sunport.

The text amendments pertain to an approximately 500-acre portion (the “subject site”) of an area designated as a Residential land use in the Level A Plan. In the Level B Plan, this approximately 500-acre site is designated as a “Potential Active Adult Community” (senior housing).

The proposed amendments would change the land use district for the 500 acres from Residential to Employment Center, thereby correspondingly expanding the existing Employment Center by 500 acres and modifying the Level A Plan. The 500-acre portion of the existing Residential Village on the eastern edge of the La Semilla Escarpment and southern edge of the UNM Campus, would change to an Office/R&D designation within the Level A Plan (see Master Plan Figure 2-3, p. 19) and be designated as part of the Employment Center.

Environmental Planning Commission (EPC) Role

Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The Level A Plan was heard by the Environmental Planning Commission (EPC) as a recommending body and subsequently approved by the City Council in 2006. In the Integrated Development Ordinance (IDO) framework, the request is classified as a Major Amendment. Major Amendments return to the original approving body, which in this case is the City Council [14-166-4(Z)(2)].

The task of the EPC is to review the proposed text amendments to the Level A Plan and make a recommendation to the City Council. The City Council is the City's final approval body for this request. The EPC is a recommending body with review authority.

Neighborhood/Public

The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject area as required.

A pre-submittal neighborhood meeting was held on January 12, 2022. Community concerns raised at the meeting pertained to increased traffic and changed circulation patterns on University Boulevard.

The Pueblo of Isleta requested a post submittal facilitated meeting pursuant to IDO 14-16-6-4(L). The Pueblo expressed concern about the potential for industrial uses on the property and how future uses could contribute to noise, soil, air pollution, and ground water pollution and wanted to gather additional information.

The meeting was held on November 9, 2022. Both parties agreed to develop a MOU. The applicant has agreed to communicate with the Pueblo regarding future site plan submittals.

Conclusion

At its November 17, 2022 regular hearing, the EPC voted to forward a recommendation of approval to the City Council regarding PR-2022-007805, SI-2022-2022, a Major Amendment to the Mesa del Sol Level A Master Plan. The EPC forwarded nine conditions for recommendation of approval, which have been addressed satisfactorily.

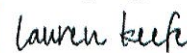
The full record of the hearing is being transmitted via this memo.

Approved:



Lawrence Rael Date
Chief Administrative Officer (CAO)

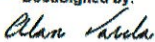
Approved as to Legal Form:

DocuSigned by:


1/17/2023 | 1:52 PM MST

Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:

947D88B6EF4C443

1/10/2023 | 3:06 PM MST

Alan Varela Date
Planning Director

Cover Analysis

1. What is it?

This request is for text amendments to the Mesa del Sol Level A Community Master Plan (the “Level A Plan”), which contains approximately 13,000 acres situated in the southeastern portion of the City and south of the Albuquerque International Sunport.

The text amendments pertain to a 500-acre site on the eastern mesa top south of the UNM property (the “subject site”).

2. What will this piece of legislation do?

This legislation would change a 500-acre portion of the existing Residential Village, on the eastern edge of the La Semilla escarpment and the southern edge of the UNM Campus, to an Office/R&D designation within the Level A Plan and designate it as an Employment Center.

3. Why is this project needed?

This legislation would expand the existing Employment Center by 500 acres, allowing for a variety of land uses including: office, commercial, light manufacturing, industrial, and high density residential, which would facilitate future development.

4. How much will it cost and what is the funding source?

No governmental cost is associated with the request. Future development of the subject site will be funded privately.

5. Is there a revenue source associated with this Plan? If so, what level of income is projected?

No. N/A

FISCAL IMPACT ANALYSIS

TITLE: Adopting Amendments to the Level A Community Master Plan
for Mesa del Sol

R: O:
FUND: 110

DEPT: 4926000

- ☒ No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2023	Fiscal Years 2024	2025	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property			-	-
Indirect Costs	-			-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Amount of Grant	-			-
City Cash Match	-	-	-	-
City Inkind Match		-	-	-
City IDOH *15.30	-			-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

This legislation would amend the Mesa del Sol Level A Community Master Plan (a framework plan under the IDO) to reflect a change in land use designation from senior housing to employment center for an approximately 500 acre area.

PREPARED BY:

APPROVED:

Debbie Dombroski 12.15.2022
FISCAL MANAGER (date)

DIRECTOR (date)

REVIEWED BY:

EXECUTIVE BUDGET ANALYST (date) BUDGET OFFICER (date) CITY ECONOMIST (date)