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CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Planning Department

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

November 1, 2022

TO: Isaac Benton, President, City Council

FROM: Alan Varela, Planning Director 
Alan Varela (Nov 1, 2022 16:34 MDT)

SUBJECT: AC-22-20, PR-2019-003120 -RZ-2022-00039 & SI-2022-01513:

Todd Megrath, President, Mack ABQ 1 LLC, appeals the Environmental Planning Commission (EPC) decision to Deny a zoning map amendment from MX-T to PD and an associated Site Plan-EPC, for all or a portion of Tract A-1, Plat of Tracts A-1 through A-6 Unser & Sage Marketplace (being a Replat of Tract A Unit 1-B, Lands of Albuquerque South), located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW, approximately 5.0 acres (M-10).

REQUEST

This is an appeal of the Environmental Planning Commission's (EPC's) decision to deny a zone map amendment (i.e. zone change) from MX-T (Mixed-Use Transition Zone District) to PD (Planned Development Zone District), for an approximately 5-acre site located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW (the "subject site").

The proposed zone change would facilitate development of an approximately 105,000 square foot (SF) self-storage building and a light vehicle rental facility adjacent to the existing neighborhood that abuts the subject site to the south and east.

BACKGROUND

The EPC denied the request at its September 15, 2022 hearing. The EPC is the final decision-making body for this zone change request unless the EPC decision is appealed.

Staff recommended Denial of the request based on analysis of applicable Comprehensive Plan Goals and policies and the applicant's responses to IDO 14-16-6-7(G)(3)- Zone Change Criteria, contained in the required justification letter.

The EPC found that the applicant's justification was insufficient. All tests in IDO 14-16-6-7(G)(3)(a through h) must be met for a zone change to be approved. The EPC's decision is elaborated in the Findings of fact in the Official Notification of Decision and is supported by the record.

ZONING

The subject site is zoned MX-T (Mixed-use Transition Zone District, IDO 14-16-2-4). The purpose of the MX-T zone is to provide a transition between residential neighborhoods and more intense commercial areas. The MX-T zone is often used to buffer single-family homes. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.

The applicant requested a zone change to PD (Planned Development Zone District, IDO 14-16-2-6). The PD zone is expressly intended to accommodate “small and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Comp Plan, as amended, and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits”. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards.

Zone changes to the PD zone require an associated Site Plan-EPC pursuant to IDO 14-16-2-6(A)(3)(b); the site plan is dependent upon the zone change request and cannot exist without it.

REASONS FOR APPEAL TO THE CITY COUNCIL

Pursuant to IDO 14-16-6-4(V)(4), the criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes:

- a. The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
- b. The decision being appealed is not supported by substantial evidence.
- c. The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

In a September 30, 2022 letter, the appellant states that the decision from the EPC seemed arbitrary and capricious and that the ruling was contradictory given the direction provided in April.

RESPONSE TO APPELLANT’S ARGUMENTS

The EPC’s decision to deny the zone change was neither arbitrary nor capricious. Rather, the decision is supported by substantial evidence in the record. The Official Notification of Decision dated September 15, 2022 contains 20 findings that support the EPC’s decision. The findings were developed based on extensive analysis contained in the Staff report.

The EPC found that the request contradicts key IDO requirements. First, the applicant’s responses to the zone change criteria, required pursuant to IDO 14-16-6-7(G)(3), were insufficient. Criteria A, B, D, F and G were not adequately answered; all responses must be adequate or the zone change is not justified.

For example, the test in Criterion B requires that the applicant demonstrate that “the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character” and that the existing zoning is inappropriate. The subject site is in an Area of Consistency and the PD zone would permit development significantly different than the character of the established, single-family residences adjacent to the subject site.

Also, the request does not “clearly reinforce or strengthen” the area’s established character due to conflicts with Comprehensive Plan Goals and policies regarding Community Identity and City Development Areas. Therefore, the request does not clearly facilitate implementation of the Comprehensive Plan and the new zone would not be more advantageous to the community.

Second, a zone change to PD must meet the requirements of IDO 14-16-6-2(A)(3)(a – d); however, the request conflicts markedly with criterion c, which states that “A PD zone district will not be accepted or approved for any proposed development that could be achieved in substantially the same form through the use of one or more zone districts and/or Overlay zones.” The envisioned self-storage and light vehicle rental uses could be achieved in substantially the same form through the use of several zone districts. Light vehicle rental and self-storage are both permissive in the MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts.

Furthermore, use-specific standard 14-16-4-3(D)(29)(f) prohibits direct access to individual storage units in the MX-L, MX-M, MX-H, or MX-FB zone districts, but not in the NR-C, NR-BP, NR-LM, and NR-GM zone districts.

Because substantially the same thing could be achieved through a variety of other zone districts, there is no rationale for the PD zone. In addition, the self-storage and light vehicle rental uses are contrary to the purpose of the PD zone because they are not “innovative projects that cannot be accommodated through the use of other zone districts” and they would not “provide significant public, civic, or natural resource benefits.” The PD zone was suggested as one of many possible options available to the applicant, provided that future development would be consistent with the intent of the zone and meet IDO requirements.

CONCLUSION

The EPC acted within its authority and voted to Deny the zone change request from MX-T to PD. The EPC carefully considered all relevant factors in arriving at its decision and did not act in an arbitrary or capricious manner. The decision is supported by the record.

APPROVED:

Catalina Lehner

Catalina Lehner, AICP- Principal Planner
Urban Design & Development Division
Planning Department






AC-22-20 transmittal memo

Final Audit Report

2022-11-01

Created:	2022-11-01
By:	Lucinda Montoya (lucindamontoya@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbc8mCKguBdGpGPSwkEMxPRzXI8NxShcJ

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-  Document created by Lucinda Montoya (lucindamontoya@cabq.gov)
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Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input checked="" type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Todd Megrath, President, Mack ABQ 1 LLC		Phone: (702) 372-0128
Address: 10540 W Cheyenne Ave		Email: tmegrath@msquareddevelopment.com
City: Las Vegas	State: NV	Zip: 89109
Professional/Agent (if any): Consensus Planning Inc		Phone: 505-764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List <u>all</u> owners: Unser & Sage, LLC

BRIEF DESCRIPTION OF REQUEST

Appeal of EPC decision of Zone Map Amendment per Project # PR-2019-003120

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A-1	Block:	Unit:
Subdivision/Addition: Unser & Sage Marketplace	MRGCD Map No.:	UPC Code: 101005524548221179
Zone Atlas Page(s): M-10	Existing Zoning: MX-T	Proposed Zoning: PD
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 4.7931 Acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 Sage Rd SW	Between: Unser Blvd	and: Secret Valley Drive
---------------------------------------	---------------------	--------------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Todd Megrath</i>	Date: 9/30/22
Printed Name: Todd Megrath, President, Mack ABQ 1 LLC	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM A: Appeals

Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.

- ☐ **APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR TO THE LANDMARKS COMMISSION (LC)**
- ☐ **APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)**
- ☒ **APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)**

X Interpreter Needed for Hearing? NO if yes, indicate language: _____

X A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form A at the front followed by the remaining documents *in the order provided on this form*.

X Project number of the case being appealed, if applicable: Project # PR-2019-003120

X Application number of the case being appealed, if applicable: RZ-2022-00039

X Type of decision being appealed: Zone Map Amendment

NA Letter of authorization from the appellant if appeal is submitted by an agent

X Appellant's basis of standing in accordance with IDO Section 14-16-6-4(V)(2)

X Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(V)(4)

X Copy of the Official Notice of Decision regarding the matter being appealed

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Todd Megrath

Date:

Printed Name: Todd Megrath, President Mack ABQ I LLC

☒ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:

Staff Signature:

Date:



Appellant's Basis of Standing

Project #: PR-2019-003120

Date: September 30, 2022

Appellant's basis of standing in accordance with IDO Section 14-16-6-4 (V):

- Per IDO Section 14-16-6-4 (V), the applicant may apply for an appeal of the decision.

Todd Megrath

Signature

Todd Megrath, President Mack ABQ I LLC

Printed Name

9/30/22

Date

Reason For The Appeal

Project #: PR-2019-003120

Date: September 30, 2022


Reason for the appeal identifying the section of the IDO and further addressing the criteria in IDO Section 14-16-6-4(V)(4):

- The criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes.
 - 6- 4(V)(4)(a) The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.

The decision from EPC seemed arbitrary and capricious. The ruling was also contradictory given the direction that the EPC Board members gave the applicant during the initial EPC meeting in April. The EPC, during the April Board Meeting, recommended that the Applicant proceed with a new application and a new Zone Map Amendment request for a PD rezone.

Per Section 14-16-2-6

This PD zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis.

DocuSigned by:

A9B56E91D1C445A...

Signature

Todd Megrath

Printed Name

9/30/2022

Date

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



OFFICIAL NOTIFICATION OF DECISION

September 15, 2022

Todd Megrath, President
Mack ABQ 1, LLC
10540 Cheyenne Ave.
Las Vegas, NV 89109

Project # PR-2019-003120

RZ-2022-00039 – Zoning Map Amendment (Zone Change)
SI-2022-01513- Site Plan-EPC

LEGAL DESCRIPTION:

Consensus Planning, agent for Todd Megrath/Mack ABQ I, LLC, requests a zoning map amendment from MX-T to PD and an associated Site Plan-EPC, for all or a portion of Tract A-1, Plat of Tracts A-1 through A-6 Unser & Sage Marketplace (being a Replat of Tract A Unit 1-B, Lands of Albuquerque South), located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW, approximately 5.0 acres (M-10)
Staff Planner: Sergio Lozoya

On September 15, 2022, the Environmental Planning Commission (EPC) voted to DENY Project # PR-2019-003120, RZ-2022-00039 – Zoning Map Amendment (Zone Change), based on the following Findings:

1. The request is for a zoning map amendment (zone change) and an associated, required Site Plan - EPC for an approximately 5.0-acre site legally described as Tract A-1, Plat of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South), and comprising a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW (the "subject site").
2. The subject site is zoned MX-T (Mixed Use-Transition Zone District). The applicant is requesting a zone change to PD (Planned Development), which requires an associated Site Plan – EPC, to facilitate future development of a self-storage, and light vehicle rental facility.
3. Pursuant to 2-6(A)(3) Eligibility for Rezoning to PD, the proposed PD zone and the associated proposed Site Plan – EPC are interdependent.
4. The subject site is in an Area of Consistency, and is along a Commuter Corridor as designated in the Comprehensive Plan. The subject site is not located within any designated Activity Center.

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5. The request does not meet the requirements for eligibility for rezoning to PD pursuant to the Integrated development Ordinance Section 14-16-2-6(A)(3) as follows:
 - A. Requirement A: The subject site contains approximately 5-acres and meets the minimum size requirement.
 - B. Requirement B: The applicant has submitted a Site Plan – EPC to be reviewed in conjunction with the Zoning Map Amendment Request.
 - C. Requirement C: The request for self-storage and light vehicle sales and rental could be substantially completed in the same form through the use of several other zone districts. Light Vehicle Rental is conditionally permissive in the MX-L zone district, and is permissive in the MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. Self-storage is conditionally permissive in the MX-L and MX-M zone districts, and is permissive in the MXH, NR-C, NR-BP, NR-LM, and NR-GM zone districts. Light Vehicle Rental and Self-storage are both permissive in the MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. As proposed, this development would be permissive in NR-C, NR-BP, NR-LM, and NR-GM zone districts. The request does not meet requirement C as it could be substantially in the same form through the use of the above-mentioned zone districts.
6. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request conflicts significantly with the following, applicable Goal and Policies from Chapter 4: Community Identity:
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The subject site is currently zoned MX-T. The MX-T zone provides a transition between residential neighborhoods and more intense development in the adjacent MX-L zone. The zone change from MX-T to PD would disrupt this transition, remove the buffer, and leave the neighborhood unprotected from intense development that would become permissive in the PD zone district.
 - B. Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The MX-T zone allows for residential and other less intense uses to be developed in an area with mostly R-1 zoning. This transitional zoning ensures that the appropriate type and scale of land uses are developed, while protecting and enhancing the existing neighborhood. The PD zone is less predictable, and potentially allows all uses. The request could disrupt the established identity, character, and existing uses in the neighborhood and adversely affect its cohesiveness.

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8. The request conflicts significantly with the following, applicable Goal and Policies from Chapter 5: Land Use:

- A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multimodal network of Corridors.

The subject site is located near the intersection of Unser Blvd SW and Sage Rd SW. Unser Blvd is designated as a Commuter Corridor, but Commuter Corridors are excluded from the Corridor definitions in the IDO. Unlike other Corridors in the Comprehensive Plan, development along the corridor has the potential to hinder its utility. The subject site is not located within any Centers.

- B. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request for the PD zone could allow a development of a wide variety of commercial and industrial uses which are currently not allowed. However, the subject site is within a residential area, is not an ideal location to capture regional growth, and the request could allow uses that would create unsustainable development patterns. A self-storage and light vehicle rental facility do not fit the definition for regional growth.

- C. Sub-policy 5.1.1c: Encourage employment density, compact development, redevelopment and infill Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge. The request would provide an opportunity for infill development on the subject site. However, the zone change to PD would accommodate development in a generally inappropriate in an area outside of a Center or relevant type of Corridor.

- D. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable. The request could direct more intense commercial uses to the subject site, which is located in an area that is generally zoned R-1. The intense growth would be directed to an Area of Consistency. The current MX-T zone allows for an appropriate transition, and facilitates development that is compatible in density, scale, and intensity in relation to the surrounding area. An approximately 100,000 square foot self-storage facility/light vehicle rental is not permissive in any of the neighboring zones, and only become permissive in the MX-H zone.

9. The request conflicts significantly with the following Goal and policies in Chapter 5-Land use, with respect to complete communities.

- A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

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The existing MX-T zone allows for a mix of uses that allows residents to live, work, learn, shop, and play together. Uses under the MX-T zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area. The PD zone could facilitate development of commercial services, but at the expense of circumventing existing use specific standards and conditional use processes, and could be detrimental to the existing neighborhood. The uses that are proposed become permissive in the MX-H zone, however, the use specific standards prohibit outdoor accessible self-storage in the MX-L, MX-M, MXH, and MX-FB zone districts. A development of this nature is characteristic of development that would happen in the NR-C zone.

- B. Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would not contribute to creating a healthy and sustainable community because it would facilitate development of intense commercial uses that would be incompatible with the surrounding neighborhood. The requested zone change is not within any Center, and is located within an Area of Consistency where policies limit new development to an intensity and scale consistent with the neighborhood. An approximately 100,000 square foot outdoor self-storage/light vehicle rental is well suited for a subject property zoned NR-C, which is highly incompatible with the area.

- C. Sub policy 5.2.1(h): Encourage infill development that adds complementary uses.

The request would facilitate development on the subject site, adjacent to an established neighborhood. Any new goods, and services would be within walking and biking distance of this neighborhood and of nearby neighborhoods. Unser Blvd's status as a designated regional arterial promotes good access by vehicles. Though, there is potential for incompatible uses that are not complimentary to the surrounding development.

- D. Sub policy 5.2.1(k): Discourage zone changes to detached single-family residential uses on the West Side.

The zone change request to PD could allow single-family dwellings permissively, therefore the request encourages a zone change that could allow detached single-family residential uses on the Westside.

- E. Sub policy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The zone change to PD would encourage the development of an under-utilized lot, which has been vacant for several years, however, the request as presented is characterized by uses allowed in the NR-C zone district. The request does not further Sub-policy 5.2.1 (n).

10. The request conflicts significantly with the following Goal and Policies regarding city development areas in chapter 5-Land Use.

Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the

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utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so future development could generally promote efficient development patterns and use of land. However, the proposed site plan and the proposed uses for the requested PD zone are characterized in intensity that matches the NR-C zone.

11. The request conflicts significantly with the following Goal and Policies regarding city development areas in chapter 5-Land Use:

- A. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency and is currently zoned MX-T, which acts as a transition from MX-L to the north to R-1B to the south, and ensures that development would reinforce the character and intensity of the surrounding area. The request for an PD zone would facilitate higher intensity development. As presented, the proposed uses become permissive in the NR-C zone, and do not reinforce the character of the surrounding area.

- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, and Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct more intense development outside of any designated Center, and to an area of Consistency, which is the opposite of the intent expressed in the Comprehensive Plan.

- C. Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located within an existing single-family neighborhood and outside of Centers designated by the Comprehensive Plan. Development in Areas of Consistency is intended to be compatible with the existing scale and character of surrounding neighborhoods. The PD zone and proposed uses are incompatible with the existing residences and surrounding neighborhoods.

12. The request does not meet the Site Plan – EPC Review and Decision Criteria in IDO Section 14- 16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) As demonstrated in the policy analysis above, the request is not consistent with applicable Comprehensive Plan goals and policies.

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- B. 14-16-6-6(J)(3)(b) The subject site does not have a Site Plan established. This request (should it be approved) will establish the governing Site Plan.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO, though the EPC would have to overlook applicable use-specific standard pursuant to IDO Subsection 14-16-4-3(D)(29) for self-storage for this requirement to be met. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical development standards are acceptable in this proposed Site Plan.
 - D. 14-16-6-6(J)(3)(d) If approved, the request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
 - E. 14-16-6-6(J)(3)(e) Future development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan, IDO section 6-6(J)(3)(f) does not apply.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area, IDO section 6-6(J)(3)(g) does not apply.
13. The applicant has not adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendment, as follows:
- A. Criterion A: The applicant's policy-based response does not adequately demonstrate that the request furthers a preponderance of applicable Goals and Policies. The request generally furthers some policies regarding Jobs-Housing Balance. However, these policies could be equally furthered by a zone map amendment to a less intense zone than the requested PD zone, and could be achieved with the current zone. The request conflicts with policies regarding Character, Identity and Design, and Areas of Consistency. Therefore, there are significant conflicts and the request does not further a preponderance of applicable Goals and policies.
 - B. Criterion B: Criterion B is a two-part test, which the request does not meet. The applicant has not adequately demonstrated that the proposed zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency. The PD

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zone and requested uses would permit future development that is significantly different from the area's established neighborhood character. The proposed self-storage and light vehicle rental uses would not be permissive as presented in any MX zone, and become permissive in the generally more intense Non-Residential zone districts, and are neither characteristic nor compatible with the surrounding neighborhood. The applicant noted location near a major transit corridor and employment center; however, the subject site is not within the boundaries of either. Therefore, related policies do not apply and do not have bearing on this analysis.

The request does not meet Criterion 3 (more advantageous to the community) because the applicant has not adequately demonstrated that the request clearly reinforces applicable Goals and policies and does not conflict with them. Therefore, a different zone category would not be more advantageous to the community than the current zoning.

- C. Criterion C: The subject site is located wholly in an Area of Consistency. Therefore, criterion C does not apply.
- D. Criterion D: The applicant discusses the proposed development of a self-storage and light vehicle rental, however, the proposed self-storage and relevant use specific standards found in IDO subsection 4-3(D)(29) are not met, specifically the outdoor accessible storage units prohibited in the MX zone districts. An approximately 100,000 square foot storage facility, which overlooks use specific standards is harmful to the surrounding area. Uses in the PD zone are approved by the EPC on a case by case basis.
- E. Criterion E: The request appears to meet the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone (requirement 1).
- F. Criterion F: The applicant uses the subject site's location along designated Regional Principal Arterial, Unser Blvd. SW as rationale for the proposed PD zoning and is weaving this into the justification. However, this rationale is tied to the policy analysis, which does not show that the request furthers a preponderance of applicable Goals and policies.
- G. Criterion G: The cost of land and economic considerations are usually a factor, but in this case the applicant's justification relies on them completely. The applicant directly cites construction costs and market demands as the reasoning behind adding the proposed outdoor accessible self-storage use, which is not permitted in certain MX zones due to the use-specific standards. Development of this type is characteristic of development that is permissive in the NR-C zone.
- H. Criterion H: The request would not create a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone").

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14. The applicant's policy analysis does not adequately demonstrate that the request clearly facilitates applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it (Criterion A). There are significant conflicts with Goals and policies regarding Land Use, Areas of Consistency, and Areas of Change. Based on this demonstration, the proposed zone category would not be more advantageous to the community than the current zoning.
15. Further, as noted above, Criterion B, D, F and G are not met.
16. The future desired uses, self-storage and light vehicle rental are permissive with a conditional use permit through the ZHE in the MX-L zone district. This step provides protections to the existing neighborhood and allows them to have a say in the development that happens in the neighborhood.
17. The proposed self-storage and relevant use specific standards found in IDO subsection 4-3(D)(29) are not met, specifically the outdoor accessible storage units prohibited in the MX zone districts.
18. This site plan was submitted pursuant to IDO Subsection 14-16-2-6(A)(3), eligibility for rezoning to PD. However, the zone change justification submitted by the applicant is insufficient, and staff is recommending denial of the requested PD zone. The request does not meet the definition of a PD zone and is not justified pursuant to the zone change criteria in IDO Subsection 14-16-6- 7(G)(3). The site plan cannot be approved without the associated approval of the PD zone, therefore staff is also recommending denial for the Site Plan – EPC.
19. The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower NA, and the Westgate Heights NA. They were all required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required.
20. As of this writing, Staff has not received any correspondence or phone calls and is unaware of any opposition.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 30, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is

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Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL

Consensus Planning, cp@consensusplanning.com

South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos

jgallegoswccd@gmail.com

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Stinson Tower NA, Lucy Arzate- Boyles arzate.boyles2@yahoo.com

Westgate Heights NA, Matthew Archuleta, mattearchuleta1@hotmail.com

Westgate Heights NA, Christopher Sedillo navrmc6@aol.com

Legal: dking@cabq.gov

File

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



OFFICIAL NOTIFICATION OF DECISION

September 15, 2022

Todd Megrath, President
Mack ABQ 1, LLC
10540 Cheyenne Ave.
Las Vegas, NV 89109

Project # PR-2019-003120

RZ-2022-00039 – Zoning Map Amendment (Zone Change)
SI-2022-01513- Site Plan-EPC

LEGAL DESCRIPTION:

Consensus Planning, agent for Todd Megrath/Mack ABQ I, LLC, requests a zoning map amendment from MX-T to PD and an associated Site Plan-EPC, for all or a portion of Tract A-1, Plat of Tracts A-1 through A-6 Unser & Sage Marketplace (being a Replat of Tract A Unit 1-B, Lands of Albuquerque South), located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW, approximately 5.0 acres (M-10)
Staff Planner: Sergio Lozoya

On September 15, 2022, the Environmental Planning Commission (EPC) voted to DENY Project # PR-2019-003120, RZ-2022-00039 – Zoning Map Amendment (Zone Change), based on the following Findings:

1. The request is for a zoning map amendment (zone change) and an associated, required Site Plan - EPC for an approximately 5.0-acre site legally described as Tract A-1, Plat of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South), and comprising a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW (the "subject site").
2. The subject site is zoned MX-T (Mixed Use-Transition Zone District). The applicant is requesting a zone change to PD (Planned Development), which requires an associated Site Plan – EPC, to facilitate future development of a self-storage, and light vehicle rental facility.
3. Pursuant to 2-6(A)(3) Eligibility for Rezoning to PD, the proposed PD zone and the associated proposed Site Plan – EPC are interdependent.
4. The subject site is in an Area of Consistency, and is along a Commuter Corridor as designated in the Comprehensive Plan. The subject site is not located within any designated Activity Center.

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5. The request does not meet the requirements for eligibility for rezoning to PD pursuant to the Integrated development Ordinance Section 14-16-2-6(A)(3) as follows:
 - A. Requirement A: The subject site contains approximately 5-acres and meets the minimum size requirement.
 - B. Requirement B: The applicant has submitted a Site Plan – EPC to be reviewed in conjunction with the Zoning Map Amendment Request.
 - C. Requirement C: The request for self-storage and light vehicle sales and rental could be substantially completed in the same form through the use of several other zone districts. Light Vehicle Rental is conditionally permissive in the MX-L zone district, and is permissive in the MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. Self-storage is conditionally permissive in the MX-L and MX-M zone districts, and is permissive in the MXH, NR-C, NR-BP, NR-LM, and NR-GM zone districts. Light Vehicle Rental and Self-storage are both permissive in the MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. As proposed, this development would be permissive in NR-C, NR-BP, NR-LM, and NR-GM zone districts. The request does not meet requirement C as it could be substantially in the same form through the use of the above-mentioned zone districts.
6. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request conflicts significantly with the following, applicable Goal and Policies from Chapter 4: Community Identity:
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The subject site is currently zoned MX-T. The MX-T zone provides a transition between residential neighborhoods and more intense development in the adjacent MX-L zone. The zone change from MX-T to PD would disrupt this transition, remove the buffer, and leave the neighborhood unprotected from intense development that would become permissive in the PD zone district.
 - B. Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The MX-T zone allows for residential and other less intense uses to be developed in an area with mostly R-1 zoning. This transitional zoning ensures that the appropriate type and scale of land uses are developed, while protecting and enhancing the existing neighborhood. The PD zone is less predictable, and potentially allows all uses. The request could disrupt the established identity, character, and existing uses in the neighborhood and adversely affect its cohesiveness.

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8. The request conflicts significantly with the following, applicable Goal and Policies from Chapter 5: Land Use:

- A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multimodal network of Corridors.

The subject site is located near the intersection of Unser Blvd SW and Sage Rd SW. Unser Blvd is designated as a Commuter Corridor, but Commuter Corridors are excluded from the Corridor definitions in the IDO. Unlike other Corridors in the Comprehensive Plan, development along the corridor has the potential to hinder its utility. The subject site is not located within any Centers.

- B. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request for the PD zone could allow a development of a wide variety of commercial and industrial uses which are currently not allowed. However, the subject site is within a residential area, is not an ideal location to capture regional growth, and the request could allow uses that would create unsustainable development patterns. A self-storage and light vehicle rental facility do not fit the definition for regional growth.

- C. Sub-policy 5.1.1c: Encourage employment density, compact development, redevelopment and infill Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge. The request would provide an opportunity for infill development on the subject site. However, the zone change to PD would accommodate development in a generally inappropriate in an area outside of a Center or relevant type of Corridor.

- D. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable. The request could direct more intense commercial uses to the subject site, which is located in an area that is generally zoned R-1. The intense growth would be directed to an Area of Consistency. The current MX-T zone allows for an appropriate transition, and facilitates development that is compatible in density, scale, and intensity in relation to the surrounding area. An approximately 100,000 square foot self-storage facility/light vehicle rental is not permissive in any of the neighboring zones, and only become permissive in the MX-H zone.

9. The request conflicts significantly with the following Goal and policies in Chapter 5-Land use, with respect to complete communities.

- A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

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The existing MX-T zone allows for a mix of uses that allows residents to live, work, learn, shop, and play together. Uses under the MX-T zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area. The PD zone could facilitate development of commercial services, but at the expense of circumventing existing use specific standards and conditional use processes, and could be detrimental to the existing neighborhood. The uses that are proposed become permissive in the MX-H zone, however, the use specific standards prohibit outdoor accessible self-storage in the MX-L, MX-M, MXH, and MX-FB zone districts. A development of this nature is characteristic of development that would happen in the NR-C zone.

- B. Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would not contribute to creating a healthy and sustainable community because it would facilitate development of intense commercial uses that would be incompatible with the surrounding neighborhood. The requested zone change is not within any Center, and is located within an Area of Consistency where policies limit new development to an intensity and scale consistent with the neighborhood. An approximately 100,000 square foot outdoor self-storage/light vehicle rental is well suited for a subject property zoned NR-C, which is highly incompatible with the area.

- C. Sub policy 5.2.1(h): Encourage infill development that adds complementary uses.

The request would facilitate development on the subject site, adjacent to an established neighborhood. Any new goods, and services would be within walking and biking distance of this neighborhood and of nearby neighborhoods. Unser Blvd's status as a designated regional arterial promotes good access by vehicles. Though, there is potential for incompatible uses that are not complimentary to the surrounding development.

- D. Sub policy 5.2.1(k): Discourage zone changes to detached single-family residential uses on the West Side.

The zone change request to PD could allow single-family dwellings permissively, therefore the request encourages a zone change that could allow detached single-family residential uses on the Westside.

- E. Sub policy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The zone change to PD would encourage the development of an under-utilized lot, which has been vacant for several years, however, the request as presented is characterized by uses allowed in the NR-C zone district. The request does not further Sub-policy 5.2.1 (n).

10. The request conflicts significantly with the following Goal and Policies regarding city development areas in chapter 5-Land Use.

Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the

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utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so future development could generally promote efficient development patterns and use of land. However, the proposed site plan and the proposed uses for the requested PD zone are characterized in intensity that matches the NR-C zone.

11. The request conflicts significantly with the following Goal and Policies regarding city development areas in chapter 5-Land Use:

- A. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency and is currently zoned MX-T, which acts as a transition from MX-L to the north to R-1B to the south, and ensures that development would reinforce the character and intensity of the surrounding area. The request for an PD zone would facilitate higher intensity development. As presented, the proposed uses become permissive in the NR-C zone, and do not reinforce the character of the surrounding area.

- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, and Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct more intense development outside of any designated Center, and to an area of Consistency, which is the opposite of the intent expressed in the Comprehensive Plan.

- C. Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located within an existing single-family neighborhood and outside of Centers designated by the Comprehensive Plan. Development in Areas of Consistency is intended to be compatible with the existing scale and character of surrounding neighborhoods. The PD zone and proposed uses are incompatible with the existing residences and surrounding neighborhoods.

12. The request does not meet the Site Plan – EPC Review and Decision Criteria in IDO Section 14- 16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) As demonstrated in the policy analysis above, the request is not consistent with applicable Comprehensive Plan goals and policies.

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- B. 14-16-6-6(J)(3)(b) The subject site does not have a Site Plan established. This request (should it be approved) will establish the governing Site Plan.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO, though the EPC would have to overlook applicable use-specific standard pursuant to IDO Subsection 14-16-4-3(D)(29) for self-storage for this requirement to be met. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical development standards are acceptable in this proposed Site Plan.
 - D. 14-16-6-6(J)(3)(d) If approved, the request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
 - E. 14-16-6-6(J)(3)(e) Future development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan, IDO section 6-6(J)(3)(f) does not apply.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area, IDO section 6-6(J)(3)(g) does not apply.
13. The applicant has not adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendment, as follows:
- A. Criterion A: The applicant's policy-based response does not adequately demonstrate that the request furthers a preponderance of applicable Goals and Policies. The request generally furthers some policies regarding Jobs-Housing Balance. However, these policies could be equally furthered by a zone map amendment to a less intense zone than the requested PD zone, and could be achieved with the current zone. The request conflicts with policies regarding Character, Identity and Design, and Areas of Consistency. Therefore, there are significant conflicts and the request does not further a preponderance of applicable Goals and policies.
 - B. Criterion B: Criterion B is a two-part test, which the request does not meet. The applicant has not adequately demonstrated that the proposed zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency. The PD

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zone and requested uses would permit future development that is significantly different from the area's established neighborhood character. The proposed self-storage and light vehicle rental uses would not be permissive as presented in any MX zone, and become permissive in the generally more intense Non-Residential zone districts, and are neither characteristic nor compatible with the surrounding neighborhood. The applicant noted location near a major transit corridor and employment center; however, the subject site is not within the boundaries of either. Therefore, related policies do not apply and do not have bearing on this analysis.

The request does not meet Criterion 3 (more advantageous to the community) because the applicant has not adequately demonstrated that the request clearly reinforces applicable Goals and policies and does not conflict with them. Therefore, a different zone category would not be more advantageous to the community than the current zoning.

- C. Criterion C: The subject site is located wholly in an Area of Consistency. Therefore, criterion C does not apply.
- D. Criterion D: The applicant discusses the proposed development of a self-storage and light vehicle rental, however, the proposed self-storage and relevant use specific standards found in IDO subsection 4-3(D)(29) are not met, specifically the outdoor accessible storage units prohibited in the MX zone districts. An approximately 100,000 square foot storage facility, which overlooks use specific standards is harmful to the surrounding area. Uses in the PD zone are approved by the EPC on a case by case basis.
- E. Criterion E: The request appears to meet the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone (requirement 1).
- F. Criterion F: The applicant uses the subject site's location along designated Regional Principal Arterial, Unser Blvd. SW as rationale for the proposed PD zoning and is weaving this into the justification. However, this rationale is tied to the policy analysis, which does not show that the request furthers a preponderance of applicable Goals and policies.
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14. The applicant's policy analysis does not adequately demonstrate that the request clearly facilitates applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it (Criterion A). There are significant conflicts with Goals and policies regarding Land Use, Areas of Consistency, and Areas of Change. Based on this demonstration, the proposed zone category would not be more advantageous to the community than the current zoning.
15. Further, as noted above, Criterion B, D, F and G are not met.
16. The future desired uses, self-storage and light vehicle rental are permissive with a conditional use permit through the ZHE in the MX-L zone district. This step provides protections to the existing neighborhood and allows them to have a say in the development that happens in the neighborhood.
17. The proposed self-storage and relevant use specific standards found in IDO subsection 4-3(D)(29) are not met, specifically the outdoor accessible storage units prohibited in the MX zone districts.
18. This site plan was submitted pursuant to IDO Subsection 14-16-2-6(A)(3), eligibility for rezoning to PD. However, the zone change justification submitted by the applicant is insufficient, and staff is recommending denial of the requested PD zone. The request does not meet the definition of a PD zone and is not justified pursuant to the zone change criteria in IDO Subsection 14-16-6- 7(G)(3). The site plan cannot be approved without the associated approval of the PD zone, therefore staff is also recommending denial for the Site Plan – EPC.
19. The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower NA, and the Westgate Heights NA. They were all required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required.
20. As of this writing, Staff has not received any correspondence or phone calls and is unaware of any opposition.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 30, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL

Consensus Planning, cp@consensusplanning.com

South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos

jgallegoswccd@gmail.com

South West Alliance of Neighborhoods (SWAN Coalition), Luis Hernandez Jr., luis@wccd.org

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Stinson Tower NA, Lucy Arzate- Boyles arzate.boyles2@yahoo.com

Westgate Heights NA, Matthew Archuleta, mattearchuleta1@hotmail.com

Westgate Heights NA, Christopher Sedillo navrmc6@aol.com

Legal: dking@cabq.gov

File



Environmental Planning Commission

Agenda Number: 5
Project #: PR-2019-003120
Case #: RZ-2022-00039
SI-2022-01513
Hearing Date: September 15, 2022

Staff Report

Agent	Consensus Planning.
Applicant	Mack ABQ I, LLC
Request	Zoning Map Amendment (zone change) Site Plan - EPC
Legal Description	Tract A-1, Plat Of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South)
Location	Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW
Size	Approximately 5.0 acres
Existing Zoning	MX-T
Proposed Zoning	PD

Staff Recommendation

DENIAL of RZ-2022-00039, based on the Findings beginning on Page 26.

DENIAL of SI-2022-01513, based on the Findings beginning on Page 26

Staff Planner
Sergio Lozoya, Current Planner

Summary of Analysis

The request is for a Zoning Map Amendment (zone change) and associated, required Site Plan - EPC for an approximately 5.0-acre site that comprises a portion of land along Sage Rd SW. The applicant requests to change the subject site's zoning to PD for a Self-Storage and Light Vehicle Rental facility.

The request is in direct conflict with IDO Subsection 2-6 (A) (3)(c) as the proposed development could be achieved in substantially the same form through the use of one or more zone districts.

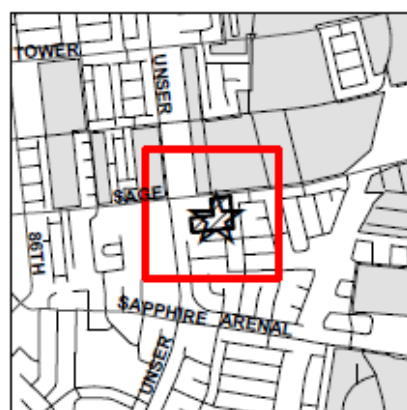
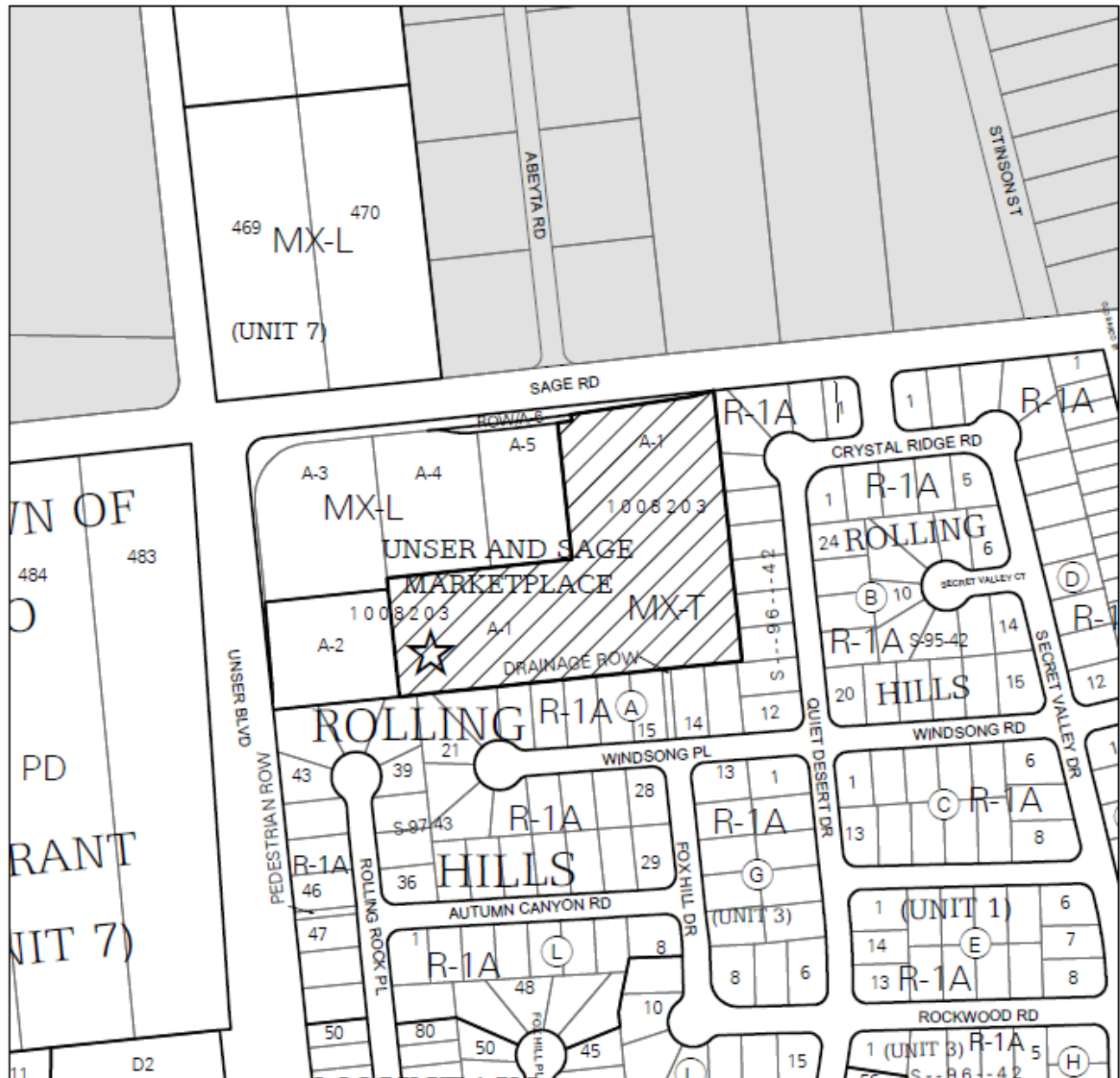
The request has not been adequately justified pursuant to the IDO Review and Decision Criteria for zone changes in IDO 14-16-6-7(G)(3) and conflicts with criteria A, B, D, F, and G. The zone change would be harmful to the health and general welfare of the community; it is inconsistent with the predominant land use of adjacent property; presents significant conflicts with several, applicable Goals and policies in the Comprehensive Plan; is not more advantageous to the community; and would allow permissive uses that are harmful to adjacent property because of incompatibilities.

The affected neighborhood organizations and property owners within 100 feet were all notified as required.

Staff recommends DENIAL.







IDO ZONING MAP

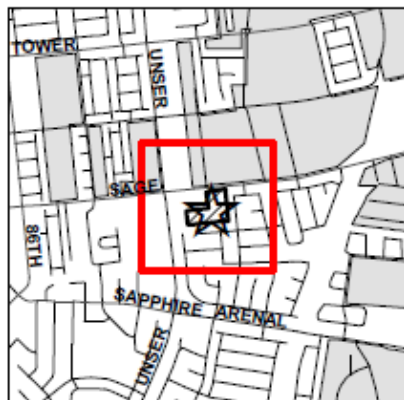
Note: Gray shading
Indicates County.



1 inch = 250 feet

Hearing Date:
9/15/2022
Project Number:
PR-2019-003120
Case Numbers:
RZ-2022-00039

Zone Atlas Page:
M-10



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations	APRT Airport
LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	AGRI Agriculture
COMM Commercial Retail	PARK Parks and Open Space
CMSV Commercial Services	DRNG Drainage
OFC Office	VAC Vacant
IND Industrial	UTIL Utilities
INSMED Institutional / Medical	CMTY Community
ED Educational	KAFB Kirtland Air Force Base



1 inch = 250 feet

Hearing Date:

9/15/2022

Project Number:

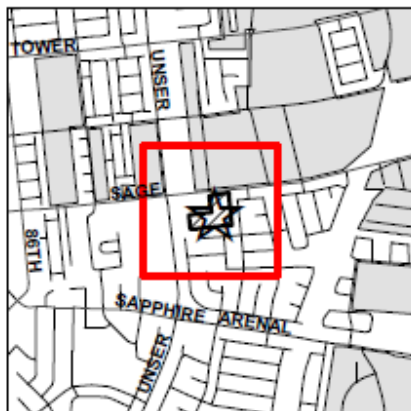
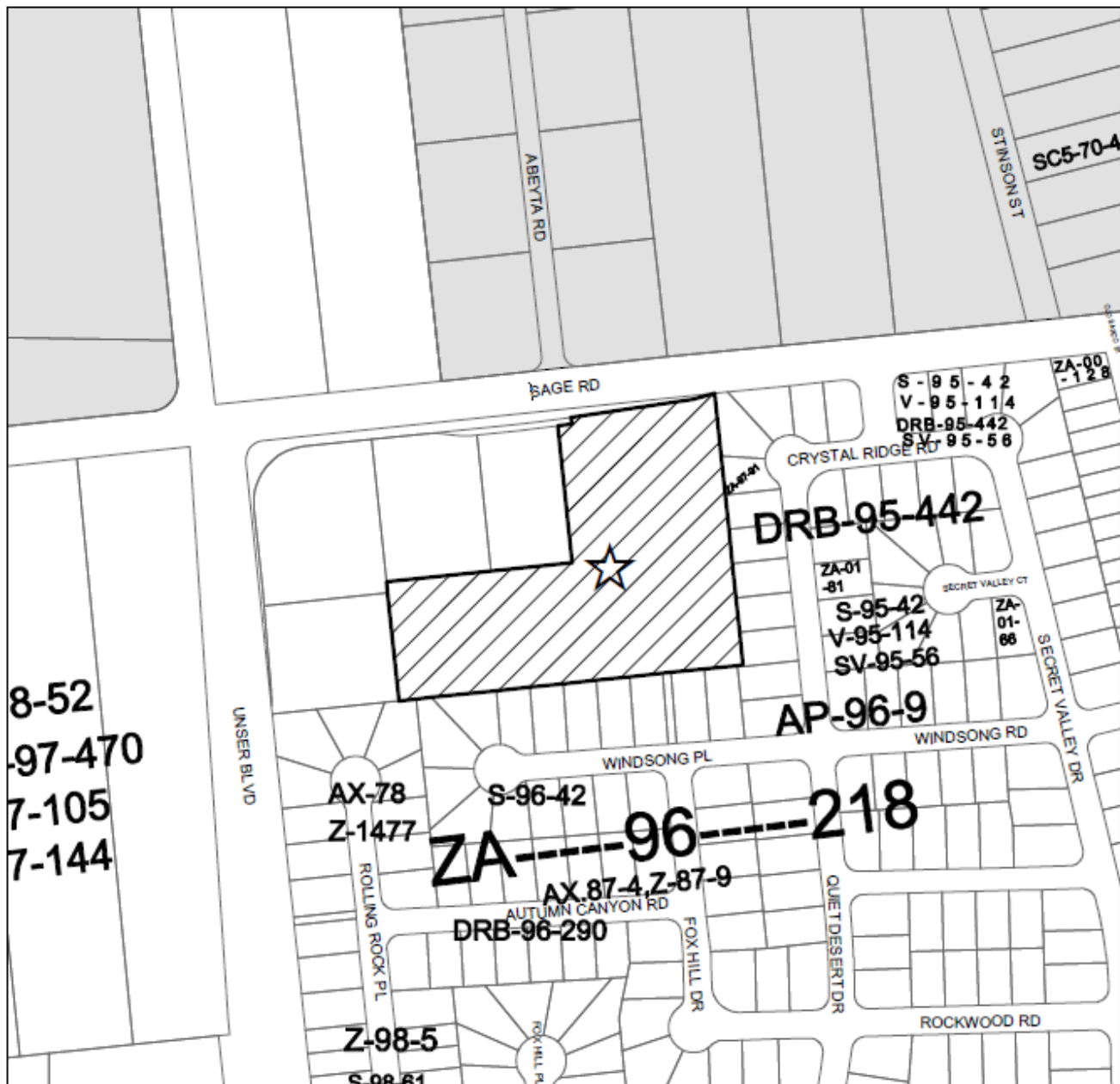
PR-2019-003120

Case Numbers:

RZ-2022-00039

Zone Atlas Page:

M-10



HISTORY MAP

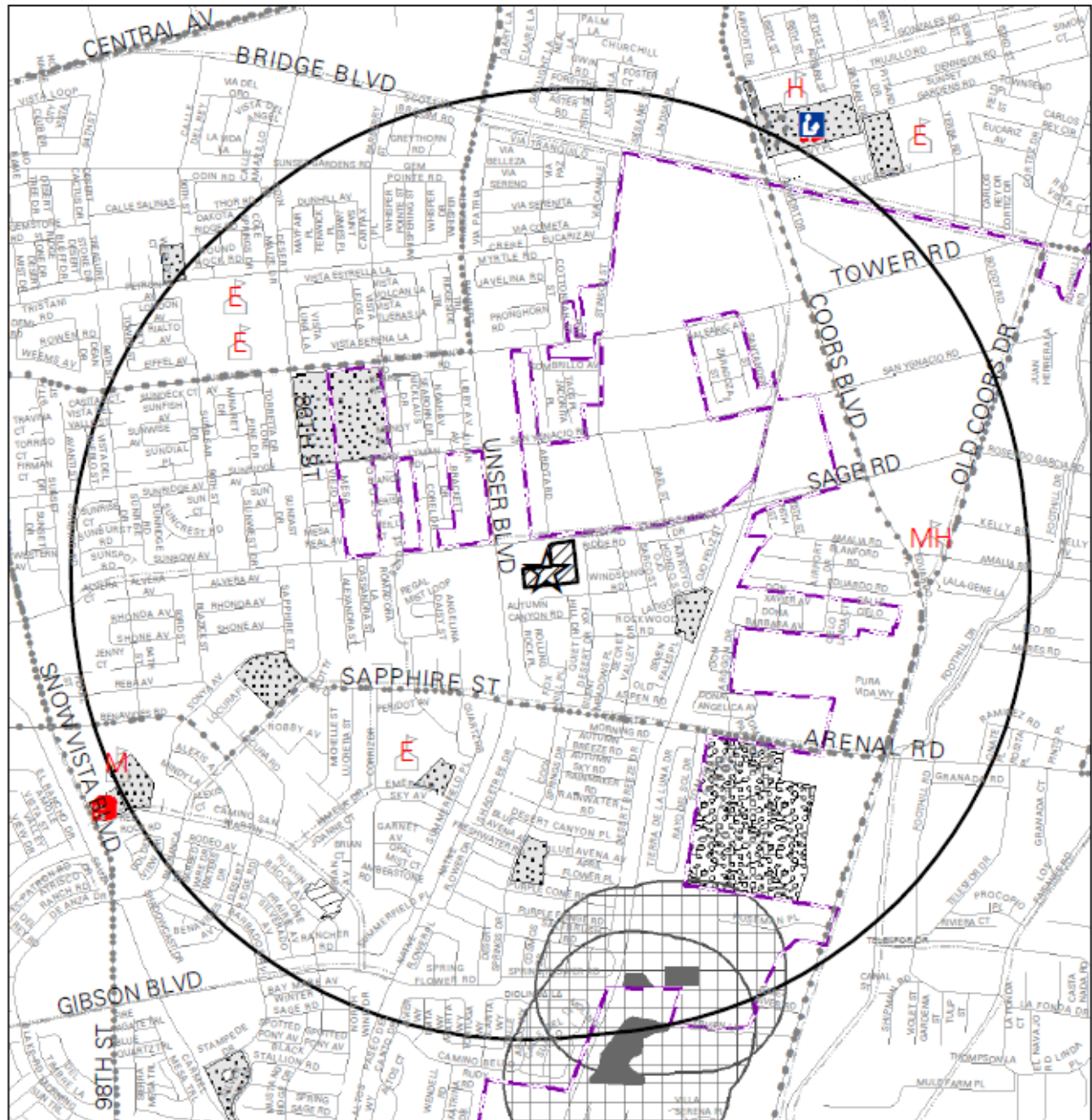
Note: Gray shading
Indicates County.



1 inch = 250 feet

Hearing Date:
9/15/2022
Project Number:
PR-2019-003120
Case Numbers:
RZ-2022-00039

Zone Atlas Page:
M-10



Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |



Project Number: PR-2019-003120

0 0.5 1 Miles

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3-History

4-Zoning Information

5-Applicant Information

6-Staff Information

7-Notification

8. Site Plan Reductions

INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L	Area of Consistency	Vacant
<i>North</i>	MX-L/Unincorporated	Area of Consistency	Vacant, Dwelling, Single-Family
<i>South</i>	R-1A	Area of Consistency	Dwelling, Single-Family
<i>East</i>	R-1A	Area of Consistency	Dwelling, Single-Family
<i>West</i>	PD/R-1A	Area of Change and Consistency	Vacant, Dwelling, Single-Family, Religious Institution

Request

The request is for a Zoning Map Amendment (zone change) and associated Site Plan - EPC for an approximately 5.0-acre site, legally described as Tract A-1, Plat of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South), and comprising a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW (the “subject site”).

The subject site is zoned MX-T (Mixed Use – Transition) and is vacant. The applicant is requesting a zone change from MX-T to PD (Planned Development) to allow for the development of a self-storage and light vehicle rental facility. The current zoning allows for some commercial development, and does not allow self-storage or light vehicle rentals permissively. The MX-T zoning designation is primarily intended to buffer the existing single-family homes from the more intense uses allowed in the MX-L to the north.

Pursuant to IDO Subsection 14-16-2-6(A)(3) a zone change to PD requires that a Site Plan – EPC be reviewed concurrently.

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. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

Pursuant to IDO Subsection 14-16-2-6(A)(3), a zone map amendment to PD requires that a Site Plan – EPC be submitted and reviewed concurrently. The EPC shall conduct a public hearing and decide on the application pursuant to all applicable provisions. Further criteria shall be discussed later in this report. This is a quasi-judicial matter.

Context

The approximately 5.0-acre site is comprised of one parcel and is located on Sage Blvd SW, between Unser Blvd SW and Secret Valley Dr SW. The tracts adjacent to the north are zoned MX-L (Mixed-Use – Light Intensity). Beyond Sage Rd there are parcels zoned PD, MX-L, and some are unincorporated (Bernalillo County). To the east and south of the subject site, the parcels are zoned R-1A, and are developed with single family homes. West of the subject site across Unser Blvd SW, there is a large parcel zoned PD, and other parcels zoned mostly R-1A beyond. The parcels with the highest intensity zone nearby are those zoned PD (Planned Development); allowable uses on these parcels are subject to EPC approval.

The uses in the area surrounding the subject site consist mostly of single-family dwellings, with some commercial development located near the intersection of Sage Rd SW and Unser Blvd SW.

History

Prior to the adoption of the IDO, the subject site was part of a larger site development plan for subdivision, which was approved by the DRB in 2010, along with a required infrastructure list (Project 1008203, see attachments). Upon adoption of the IDO, the subject site's zone designation was changed from C-1 to MX-L.

On January 9th, 2020, the EPC voted to approve a Zone Map Amendment (RZ-2019-00070) from MX-L to MX-T, to facilitate the development of commercial and residential uses. However, the projects envisioned were not developed and the site remains vacant.

On April 21, 2022 the EPC approved the deferral of a request for a zone map amendment from MX-T to NR-C. This request also included the smaller lot to the west of the subject site. During the deferral period, staff had internal discussions to try and find a path forward for the applicant, that met IDO requirements. On May 19, 2022 the EPC approved the withdrawal of the request where staff had recommended denial. As noted in the supplemental staff report for the May 19, 2022 hearing, staff discussed the option of PD and concluded that a self-storage facility did not meet the requirements for PD, since the uses envisioned would be allowable in several different zones.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. The LRRS designates Sage Rd SW as a Major Collector and Unser Blvd SW as a Regional Principal Arterial.

Comprehensive Plan Designations

The Comprehensive Plan designates Unser Blvd SW as a Commuter Corridor. Commuter Corridors are roadways intended for long-distance trips across towns by automobile, including limited access streets (Comprehensive Plan, 5-17).

The subject site is not located within any Centers as designated by the Comprehensive Plan.

The subject site is located within an Area of Consistency as designated by the Comprehensive Plan. Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development.

The subject site is located within the Southwest Mesa Community Planning Area. The Southwest Mesa CPA is characterized by suburban subdivisions, impressive vista, and connection to the

Western mesa vista. The identity and character of this area is still emerging, while the physical environment is characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage (Comprehensive Plan, 4-28).

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed routes and trails. Unser Blvd SW has both a dedicated bike lane, and a paved multi-use trail, both of which connect to a larger bike trail network. Sage Rd SW had dedicated bike lanes east of Unser Blvd SW, which end at 86th St SW and begin again on 98th St SW.

Transit

There are no bus routes within ¼ mile of the subject site. The nearest route is ABQ Ride 54 at the intersection of Unser Blvd SW and Arenal Rd SW, located south of the subject site. Route 54 runs Monday through Saturday and has a peak frequency of 45 minutes.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 7), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Commercial Services: Any activity involving provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstering, welding, laundry, printing, or publishing, that is not listed separately as a distinct use in Table 4-2-1.

Non-residential Development: Development of allowable land uses on a property that includes no residential development.

Zoning

The subject site is currently zoned MX-T (Mixed-Use – Transition, IDO 14-16-2-4(A)). The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1. The MX-T zone (similar to the former O-1 zone) is often used to buffer single-family homes.

The request is to change the subject site's zoning to PD (Planned Development, IDO 14-16-2-6(A)). The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits.

This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.

There are some noteworthy differences between MX-T and the PD zones. The main difference is that every listed use in the IDO is potentially an allowable use in the PD zone, therefore the PD zone can be less predictable and include a wide range of relatively intense uses.

Zone map amendments to the PD zone require an associated site plan, both of which require EPC approval.

Integrated Development Ordinance (IDO) 14-16-6-2(A)(3)-Eligibility For Rezoning to PD

A zoning map amendment to the PD zone must meet the following requirements to be eligible for rezoning:

2-6(A)(3)(a) A PD zone district must contain at least 2 but less than 20 contiguous acres of land.

The subject site contains approximately 5-acres and meets the minimum size requirement.

2-6(A)(3)(b) A Site Plan – EPC that specifies uses, site standards, and development standards shall be reviewed and decided in conjunction with the review and decision of the zone change request pursuant to Subsection 14-16-6-7(G) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.

The applicant has submitted a Site Plan – EPC to be reviewed in conjunction with the Zoning Map Amendment request.

2-6(A)(3)(c) A PD zone district will not be accepted or approved for any proposed development that could be achieved in substantially the same form through the use of one or more zone districts and/or Overlay zones

The request for self-storage and light vehicle sales and rental could be substantially completed in the same form through the use of several other zone districts.

Light Vehicle Rental is conditionally permissive in the MX-L zone district, and is permissive in the MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts.

Self-storage is conditionally permissive in the MX-L and MX-M zone districts, and is permissive in the MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts.

Light Vehicle Rental and Self-storage are both permissive in the MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. However, use-specific standard 4-3(D)(29)(f) prohibits direct access to individual storage units in the MX-L, MX-M, MX-H, or MX-FB zone districts, but is generally allowed in the NR-C, NR-BP, NR-LM, and NR-GM zone districts.

The request does not meet requirement C as it could be achieved substantially in the same form through the use of the above-mentioned zone districts.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. Applicable Goals and policies are listed below.

In this case, some of the Goals and policies below were included by the applicant in the justification letter. The applicant also included goals and policies that staff does not find relevant, those are listed later in report.

Chapter 4: Community Identity

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The subject site is currently zoned MX-T. The MX-T zone provides a transition between residential neighborhoods and more intense development in the adjacent MX-L zone. The zone change from MX-T to PD would disrupt this transition, remove the buffer, and leave the neighborhood unprotected from intense development that could become permissive in the PD zone district. The neighborhood would not be protected, nor preserved. The request does not further Goal 4.1 – Character.

Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The MX-T zone allows for residential and other less intense uses to be developed in an area with mostly R-1 zoning. This transitional zoning ensures that the appropriate type and scale of land uses are developed, while protecting and enhancing the existing neighborhood. The PD zone is less predictable, and potentially allows all uses. The request could disrupt the established identity, character, and existing uses in the neighborhood and adversely affect its cohesiveness. The request does not further Policy 4.1.2 – Identity and Design.

Chapter 5: Land Use

Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located near the intersection of Unser Blvd SW and Sage Rd SW. Unser Blvd is designated as a Commuter Corridor, but Commuter Corridors are excluded from the Corridor definitions in the IDO. Unlike other Corridors in the Comprehensive Plan, development along the corridor has the potential to hinder its utility. The subject site is not located within any Centers. The request does not further Goal 5.1 – Centers and Corridors.

Policy 5.1.1- Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request for the PD zone could allow a development of a wide variety of commercial and industrial uses which are currently not allowed. However, the subject site is within a residential area, is not an ideal location to capture regional growth, and the request could allow uses that would create unsustainable development patterns. The request does not further Policy 5.1.1 – Desired Growth.

Sub policy c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would provide an opportunity for infill development on the subject site. However, the zone change to PD would accommodate development in a generally inappropriate in an area outside of a Center or relevant type of Corridor. The request does not further sub policy 5.1.1c.

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would direct more intense commercial uses to the subject site, which is located in an area that is generally zoned R-1. The intense growth would be directed to an Area of Consistency. The current MX-T zone allows for an appropriate transition, and facilitates development that is compatible in density, scale, and intensity in relation to the surrounding area. An approximately 100,000 square foot self-storage facility/light vehicle rental is not permissive in any of the neighboring zones, and only become permissive in the MX-H zone. This request does not further Policy 5.1.2 - Development Areas.

Policy 5.1.12 – Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The request would allow for high-intensity uses that are auto-oriented, however there are other aspects that make certain types of auto-oriented development incompatible with the surrounding area. The subject site is within an Area of Consistency, and is a neighborhood largely zoned R-1 which should be protected from intense development. This request partially furthers Policy 5.1.12- Commuter Corridors.

Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The existing MX-T zone allows for a mix of uses that allows residents to live, work, learn, shop, and play together. Uses under the MX-T zones are versatile and can provide residential and commercial uses compatible with the surrounding area. The PD zone could facilitate development of commercial services, but at the expense of circumventing existing use specific standards and conditional use processes, and could be detrimental to the existing neighborhood. The uses proposed are permissive in the MX-H zone. However, the use specific standards prohibit outdoor accessible self-storage in the MX-L, MX-M, MX-H, and MX-FB zone districts. A development of this nature is characteristic of development that would happen in the NR-C zone. The request does not further Goal 5.2 – Complete communities.

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would not contribute to creating a healthy and sustainable community because it would facilitate development of intense commercial uses that would be incompatible with the surrounding neighborhood. The requested zone change is not within any Center, and is located within an Area of Consistency where policies limit new development to an intensity and scale consistent with the neighborhood. An approximately 100,000 square foot outdoor self-

storage/light vehicle rental is well suited for a subject property zoned NR-C, which is highly incompatible with the surrounding area. The request does not further Policy 5.2.1 – Land Uses

Sub policy 5.2.1(h): Encourage infill development that adds complementary uses.

The request would facilitate development on the subject site, adjacent to an established neighborhood. Any new goods, and services would be within walking and biking distance of this neighborhood and of nearby neighborhoods. Unser Blvd's status as a designated regional arterial promotes good access by vehicles. Though, there is potential for incompatible uses that are not complimentary to the surrounding development. The request partially furthers sub policy 5.2.1(h).

Sub policy 5.2.1(k): Discourage zone changes to detached single-family residential uses on the West Side.

The zone change request to PD could allow single-family dwellings permissively, therefore the request encourages a zone change that could allow detached single-family residential uses on the Westside. The request does not further Sub-policy 5.2.1(k).

Sub policy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The zone change to PD would encourage the development of an under-utilized lot, which has been vacant for several years, however, the request as presented is characterized by uses allowed in the NR-C zone district. The request does not further Sub-policy 5.2.1 (n).

Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so future development could generally promote efficient development patterns and use of land. However, the proposed site plan and the proposed uses for the requested PD zone are characterized in intensity that matches the NR-C zone. Intense uses could strain existing infrastructure. The request does not further Goal 5.3 – Efficient Development Patterns.

Policy 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request would support additional growth at the subject site, which is an infill site located in an area already served by existing infrastructure and public facilities. Though, this would be achievable with lower-intensity zone districts. The request furthers Policy 5.3.1 – Infill Development.

Goal 5.4 – Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The requested uses within the PD zone would not allow residential development and would prioritize uses that encourage job growth west of the Rio Grande. However, uses are determined on a case by case basis in the PD zone, and all uses including residential could be permissive in the future. The request partially furthers Goal 5.4 – Jobs-Housing Balance.

*Policy 5.4.2 – West Side Jobs: Foster employment opportunities on the West Side.

The requested PD zone would encourage commercial development on a vacant site, which would foster employment opportunities on the West Side. The request furthers Policy 5.4.2 – West Side Jobs.

Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency and is currently zoned MX-T, which acts as a transition from MX-L to the north to R-1B to the south, and ensures that development would reinforce the character and intensity of the surrounding area. The request for an PD zone would facilitate higher intensity development. As presented, the proposed uses become permissive in the NR-C zone, and do not reinforce the character of the surrounding area. This request does not further Goal 5.6 – City Development Areas.

Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct more intense development outside of any designated Center, and to an area of Consistency, which is the opposite of the intent expressed in the Comprehensive Plan. The request does not further Policy 5.6.2 – Areas of Change.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located within an existing single-family neighborhood and outside of Centers designated by the Comprehensive Plan. Development in Areas of Consistency is intended to be compatible with the existing scale and character of surrounding neighborhoods. The PD zone and proposed uses are incompatible with the existing residences and surrounding neighborhoods. The request does not further Policy 5.6.3 – Areas of Consistency.

Site Plan-EPC Review & Decision Criteria

Pursuant to IDO subsection 14-16-6-6(J)(3) The EPC shall approve an application for a Site Plan - EPC if it meets all of the following criteria:

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated in the policy analysis above, the request is not consistent with applicable Comprehensive Plan goals and policies.

6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject-site is zoned PD, but does not have a Site Plan established. This request (should it be approved) will establish the governing Site Plan.

- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to the development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO, though the EPC would have to overlook applicable use-specific standards for self-storage for this requirement to be met. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical development standards are acceptable in this proposed Site Plan.

- 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

If approved, the request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Future development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPC's conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

- 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan, IDO section 6-6(J)(3)(f) does not apply.

- 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area, IDO section 6-6(J)(3)(g) does not apply.

Integrated Development Ordinance (IDO) 14-16-6-7(G)(3)-Review and Decision Criteria for Zone Map Amendments

Requirements

The review and decision criteria outline policies and requirements for deciding zone 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 district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received September 1st, is a response to Staff's request for a revised justification (see attachment). The subject site is currently MX-T (Mixed-Use – Transition). The requested zoning is PD (Planned Development). The reason for the zone change is to allow self-storage and light vehicle rental uses.

The applicant believes that the proposed zoning map amendment (zone change) meets the zone change decision criteria in IDO §14-16-6-7(G)(3) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in plain text.

- A. The proposed zone is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies below.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them.

Applicable citations: Goal 5.1-Centers and Corridors, sub-policy 5.1.1(c), Policy 5.2.1-Land Uses, Sub Policy 5.2.1(h)-Land Uses, Sub Policy 5.2.1(k)-Land Uses, Sub Policy 5.2.1(n)-Land Uses, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Goal 5.4 Jobs-Housing Balance, Policy 5.4.2-West Side Jobs

Applicable Goals and Policies not included: Goal 4.1-Character, Policy 4.1.2-Identity and Design, Policy 5.1.2-Development Areas, Goal 5.6 City Development Areas. Policy 5.6.2-Areas of Change, Policy 5.6.3-Areas of Consistency

Non-applicable citations: Policy 5.1.1-Desired Growth

The applicant's policy-based response does not adequately demonstrate that the request furthers a preponderance of applicable Goals and Policies. The request generally furthers some policies regarding Jobs-Housing Balance. However, these policies could be equally furthered by a zone map amendment to a less intense zone than the requested PD zone, and could be achieved with the current zone. The request conflicts with policies regarding Character, Identity and Design, and Areas of Consistency. Therefore, there are significant conflicts and the request does not further a preponderance of applicable Goals and policies.

B. If the subject site is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: Criteria 3 is met for this application. The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The subject site is located wholly in an Area of Consistency. However, the requested change to PD, and the commercial development, which is facilitated as a result, will clearly reinforce the established character of the surrounding area, which includes a drive-through restaurant, a pre-school, and a retail outlet. Further, there are additional commercial uses and PD zoning located on similarly situated sites to the west of the intersection of Unser Boulevard and Sage Road, to the north along Unser, farther east on Sage, and to the southwest at 98th Street and Gibson Boulevard. It is evident throughout Albuquerque that the requested zoning is appropriate along major corridors and near significant intersections such as the case of the subject site, which is along a designated Commuter Corridor and an arterial roadway.

The existing zoning for the subject site does not allow for the desired retail and commercial services use of the property, and development with this use is clearly more advantageous to the community as articulated by the ABC Comp Plan, as described in detail earlier in this letter.

Changing the zoning from MX-T to PD furthers the applicable ABC Comp Plan policies described in this letter. The site is located along a Commuter Corridor, and is near a Major Transit Corridor, as well as a designated Employment Center, which are all critical considerations relative to these policies.

The proposed zoning will allow development that serves the surrounding and overall Southwest Mesa neighborhood by providing a needed service of self-storage and truck rentals. This zoning suits the property designation as an Area of Consistency, and it is well served by existing infrastructure.

Staff response: Criterion B is a two-part test, which the request does not meet. The applicant has not adequately demonstrated that the proposed zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency. The PD zone and requested uses would permit future development that is significantly different from the area's established neighborhood character. The proposed self-storage and light vehicle rental uses would not be permissive as presented in any MX zone, and become permissive in the generally more intense Non-Residential zone districts, and are neither characteristic nor compatible with the surrounding neighborhood. The applicant noted location near a major transit corridor and employment center; however, the subject site is not within the boundaries of either. Therefore, related policies do not apply and do not have bearing on this analysis.

The request does not meet Criterion 3 (more advantageous to the community) because the applicant has not adequately demonstrated that the request clearly reinforces applicable Goals and policies and does not conflict with them. Therefore, a different zone category would not be more advantageous to the community than the current zoning.

The response to Criterion B is insufficient.

- C. If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was a typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: The subject property is located wholly in an Area of Consistency, so this criterion does not apply.

Staff: The subject site is located wholly in an Area of Consistency. Therefore, this criterion does not apply.

- D. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: The requested zoning of PD does not allow permissive uses that would be harmful to the adjacent property, neighborhood, or community, as it will be specifically tailored to a self-storage project with associated truck rentals and landscaping, access and circulation, buffering, and parking as shown on the attached Site Plan. The neighborhood is supportive of the self-storage use due to its limited traffic, low height, and buffering as defined by the Site Plan.

Staff: The applicant discusses the proposed development of a self-storage and light vehicle rental, however, the proposed self-storage and relevant use specific standards found in IDO subsection 4-3(D)(29) are not met, specifically the outdoor accessible storage units prohibited in the MX zone districts. An approximately 100,000 square foot storage facility, which overlooks use-specific standards is harmful to the surrounding area.

Uses in the PD zone are approved by the EPC on a case by case basis.

The response to Criterion D is insufficient.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Applicant: The subject property will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, water, sewer, and storm drain facilities in the Southwest Mesa neighborhood that can serve the project. These infrastructure improvements were constructed by the property owner and will finally be utilized to provide needed services.

Staff: The request appears to meet the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone (requirement 1). The response to Criterion E is sufficient.

- F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant: The justification for this Zoning Map Amendment is not based on the property's location on a major street but the request being more advantageous to the community as articulated by the Comprehensive Plan.

Staff: The applicant uses the subject site's location along designated Regional Principal Arterial, Unser Blvd. SW as rationale for the proposed PD zoning and is weaving this into the justification. However, this rationale is tied to the policy analysis, which does not show that the request furthers a preponderance of applicable Goals and policies.

The response to Criterion F is insufficient.

- G. The applicant's justification for the requested zone change is not completely or predominantly on the cost of land or economic conditions.

Applicant: The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in the infrastructure needed to serve this property, which is a vacant lot, helps support the economic vitality of the neighborhood and will be a positive step for the neighborhood and community overall.

Staff: The cost of land and economic considerations are usually a factor, but in this case the applicant's justification relies on them completely. The applicant directly cites construction costs and market demands as the reasoning behind adding the proposed outdoor accessible self-storage use, which is not permitted in certain MX zones due to the use-specific standards. Development of this type is characteristic of development that is permissive in the NR-C zone.

The response to criterion G is insufficient.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant: This request does not create a spot zone. The Southwest Mesa, in particular has many properties zoned PD, including Planned Development sites immediately across Unser Boulevard to the west. Additional PD zoning is to the north across Sage Road along the east side of Unser, as well as to the east at Sage Road and 75th Street.

Although not a spot zone, the Applicant also believes it is a critical consideration that the requested zoning with building height, configuration, and expanded buffering as defined on the attached Site Plan, which is even more restrictive and in compliance with the

requirements of the IDO provides a significant transition between the remaining MX-L zoning of the Unser & Sage Marketplace and the low density single-family residential neighborhoods to the south and east.

Staff: The request would not create a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone").

The response to criterion H is sufficient.

III. SITE PLAN EPC

Request

The request is for an associated, required Site Plan – EPC for an approximately 5.0-acre site located on Unser Blvd SW. The applicant proposes to create a governing site plan for an undeveloped lot as part of a request for a zone map amendment from MX-T to PD. The proposed development consists of an approximately 100,00 square foot self-storage and light vehicle rental facility. The site plan should clearly indicate which IDO standards are being met, and which are being negotiated through the Site Plan – EPC process.

Site Plan approval process and PD zones

This site plan was submitted pursuant to IDO Subsection 14-16-2-6(A)(3), eligibility for rezoning to PD. However, the zone change justification submitted by the applicant is insufficient, and staff is recommending denial of the requested PD zone. The request does not meet the definition of a PD zone and is not justified pursuant to the zone change criteria in IDO Subsection 14-16-6-7(G)(3). The site plan cannot be approved without the associated approval of the PD zone, therefore staff is also recommending denial for the Site Plan – EPC.

As shown in IDO Table 2-6-1, development standards for the PD zone district are largely determined by the EPC Site Plan approval process. The analysis of the site plan below uses applicable IDO standards, ultimately the EPC will decide whether or not any deviations from typical development standards are acceptable. Deviations shall be called out by the applicant as to create a reliable record for this Site Plan – EPC. The applicant has based the site plan design on MX-L zone district design guidelines, pursuant to IDO Table 2-4-3.

Neighborhood Edges

Development on this subject site is subject to IDO Section 5-9 Neighborhood edges, which limits building height to 30 feet for all development within 100 feet in any direction of the protected lot.

Use-specific Standards for Self-storage and Light-vehicle rental

4-3(D)(20) Light Vehicle Sales and Rental: If approved, Staff requires further discussion with the applicant to determine how this use will operate on the site. As presented, staff cannot determine if the relevant use-specific standards for this use are being met.

4-3(D)(29) Self-storage: Use specific standard 4-3(D)(29)(c) requires that any self-storage abutting a Residential zone district provide an opaque wall or fence at least 6 feet but not more than 8 feet high or a landscape buffer at least 50 feet wide along the abutting lot line. At this time, neither of these are clearly shown on the site plan. Use specific standard 4-3(D)(29)(f) prohibits

direct, outdoor access to individual storage units in the MX-L zone. The applicant is requesting that this use-specific standard be waived by the EPC.

Site Plan Layout / Configuration

The proposed self-storage and light-vehicle rental facility consists of six separate buildings, with varying square footages. Building A is the indoor accessible, climate controlled self-storage and consists of 62,000 gross square footage. Buildings B through F are all outdoor accessible and vary from 7,325 square feet up to 11,700 square feet. Pursuant to IDO subsection 4-3(D)(29): the proposed, outdoor accessible self-storage units are not permitted in any MX zone district where self-storage is allowed (permissively or conditionally).

5-1: Dimensional Standards. The site plan complies with the setback standards pursuant to IDO Table 5-1-2. The front setback is shown at 25 feet minimum, the side(east) setback is also 25 feet minimum. The rear setback is shown as 35 feet minimum. The side (west) setbacks appear to be at 0 feet, which is allowed in the MX-L zone.

Pedestrian, Bicycle and Transit Access

Unser Blvd SW has both a dedicated bike lane, and a paved multi-use trail, both of which connect to a larger bike trail network. Sage Rd SW had dedicated bike lanes east of Unser Blvd SW, which end at 86th St SW and begin again on 98th St SW.

There are no bus routes within ¼ mile of the subject site. The nearest route is ABQ Ride 54 at the intersection of Unser Blvd SW and Arenal Rd SW, located south of the subject site. Route 54 runs Monday through Saturday and has a peak frequency of 45 minutes.

There are existing sidewalks along Unser Blvd SW, and some on Sage Rd SW, though new sidewalk is being proposed. The width of the proposed sidewalk is not called out on the site plan. Currently the site plan does not show on site pedestrian crosswalks that comply with 5-3(D)(3) (C), which requires that said crosswalks use change in materials to alert motorists.

Vehicular Access, Circulation and Parking

The subject site is located near Unser Blvd SW and is bound by Sage Rd SW to the north, and runs east/west. Sage Rd SW is designated as a Major Collector and has a single lane for each direction of traffic. There are two entrances from Sage Rd SW, one of which is gated. A traffic circulation layout has not been submitted to, or approved by the City.

5-3 Access and Connectivity: Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to meet DPM standards. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval.

5-5 Parking and Loading: Parking calculations are shown on the first sheet of the Site Plan. Per IDO Table 5-5-1, 1 space / 3,000 square feet are required. This would require 35 spaces of parking.

However, the applicant proposes only six parking spaces for the development. Parking for the light-vehicle rental use is not discussed in the project letter or the site plan.

Landscaping, Buffering and Screening – IDO 14-16-5-6(C)(D)(F)

The applicant is proposing 42,305 square feet of landscaping which equals to 41% lot coverage. This far exceeds the MX-L requirement of 15% lot coverage for landscaping. There are landscape buffers abutting the residential area, however, they are not dimensioned on the proposed site plan.

Walls and Fences

There is a fence proposed on the eastern portion of the subject site, however, materials and height are not called out on the site plan.

Lighting

There is no lighting shown on the proposed site plan.

Signage

Building signage is shown on the elevation drawings, it is not dimensioned. There is no new site signage shown on the proposed site plan, but there appears to be an existing monument sign within the project boundary.

Elevations/Architecture

5-1: Dimensional Standards: The maximum building height for the MX-L zone district is 38 feet. Building A is shown with a maximum height of 28 feet. The other buildings heights are not called out.

5-11: Building Design: The street facing façade has design features required in the MX-L zone district including two levels of glazing and changes in material. Materials are called out but colors of the materials are not shown or called out on the elevations. The outdoor accessible storage units are comprised of insulated metal paneling and roll up doors, again, no colors are shown or called out on the elevations. The elevations should clearly indicate which standards are being met, and which are being negotiated through the Site Plan – EPC process.

Please refer to the submitted elevations in the Site Plan Reductions section of this compilation.

Grading and Drainage Plan

Please refer to sheet CG-101.

Utility Plan

Please refer to sheet UG-101.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few comments were received. PNM commented that existing easements and setbacks should be carefully considered when developing the subject site. Solid waste discussed the placement of future trash enclosures and

stated they would have to be placed away for the neighboring residential area, and require a site plan review. Traffic commented that they have not received a traffic circulation layout, which is needed prior to approval. Other agencies had no significant comments to discuss (see attachments).

Neighborhood/Public

The South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower NA, and the Westgate Heights NA were all required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

The applicant offered a pre-application neighborhood meeting but none was requested by the affected neighborhood associations.

As of this writing, Staff has not received any correspondence or phone calls from the public regarding the request.

V. CONCLUSION

The request is for a Zoning Map Amendment (zone change) and associated Site Plan – EPC for an approximately 5.0-acre site that comprises a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW. The applicant would like to change the subject site's zoning to allow development of a self-storage and light vehicle rental facility.

The request has not been adequately justified pursuant to the IDO Review and Decision Criteria for zone changes in IDO 14-16-6-7(G)(3) and conflicts with Criterion A, B, D, F, and G. The zone change would be harmful to the health and general welfare of the community; it is inconsistent with the predominant land use of adjacent property; presents significant conflicts with several, applicable Goals and policies in the Comprehensive Plan; is not more advantageous to the community; and would allow permissive uses that are harmful to adjacent property because of incompatibilities.

The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower NA, and the Westgate Heights NA. They were all required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required.

Staff recommends DENIAL.

FINDINGS - RZ-2022-00014 Zoning Map Amendment (Zone Change), and SI-2022-01513 (Site Plan – EPC), September 15, 2022

1. The request is for a zoning map amendment (zone change) and an associated, required Site Plan – EPC for an approximately 5.0-acre site legally described as Tract A-1, Plat of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South), and comprising a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW (the “subject site”).
2. The subject site is zoned MX-T (Mixed Use-Transition Zone District). The applicant is requesting a zone change to PD (Planned Development), which requires an associated Site Plan – EPC, to facilitate future development of a self-storage, and light vehicle rental facility.
3. Pursuant to 2-6(A)(3) Eligibility for Rezoning to PD, the proposed PD zone and the associated proposed Site Plan – EPC are interdependent.
4. The subject site is in an Area of Consistency, and is along a Commuter Corridor as designated in the Comprehensive Plan. The subject site is not located within any designated Activity Center.
5. The request does not meet the requirements for eligibility for rezoning to PD pursuant to the Integrated development Ordinance Section 14-16-2-6(A)(3) as follows:
 - A. Requirement A: The subject site contains approximately 5-acres and meets the minimum size requirement.
 - B. Requirement B: The applicant has submitted a Site Plan – EPC to be reviewed in conjunction with the Zoning Map Amendment Request.
 - C. Requirement C: The request for self-storage and light vehicle sales and rental could be substantially completed in the same form through the use of several other zone districts. Light Vehicle Rental is conditionally permissive in the MX-L zone district, and is permissive in the MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. Self-storage is conditionally permissive in the MX-L and MX-M zone districts, and is permissive in the MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. Light Vehicle Rental and Self-storage are both permissive in the MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. As proposed, this development would be permissive in NR-C, NR-BP, NR-LM, and NR-GM zone districts.

The request does not meet requirement C as it could be substantially in the same form through the use of the above-mentioned zone districts.
6. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request conflicts significantly with the following, applicable Goal and Policies from Chapter 4: Community Identity:

A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The subject site is currently zoned MX-T. The MX-T zone provides a transition between residential neighborhoods and more intense development in the adjacent MX-L zone. The zone change from MX-T to PD would disrupt this transition, remove the buffer, and leave the neighborhood unprotected from intense development that would become permissive in the PD zone district.

B. Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The MX-T zone allows for residential and other less intense uses to be developed in an area with mostly R-1 zoning. This transitional zoning ensures that the appropriate type and scale of land uses are developed, while protecting and enhancing the existing neighborhood. The PD zone is less predictable, and potentially allows all uses. The request could disrupt the established identity, character, and existing uses in the neighborhood and adversely affect its cohesiveness.

8. The request conflicts significantly with the following, applicable Goal and Policies from Chapter 5: Land Use:

A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located near the intersection of Unser Blvd SW and Sage Rd SW. Unser Blvd is designated as a Commuter Corridor, but Commuter Corridors are excluded from the Corridor definitions in the IDO. Unlike other Corridors in the Comprehensive Plan, development along the corridor has the potential to hinder its utility. The subject site is not located within any Centers.

B. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request for the PD zone could allow a development of a wide variety of commercial and industrial uses which are currently not allowed. However, the subject site is within a residential area, is not an ideal location to capture regional growth, and the request could allow uses that would create unsustainable development patterns. A self-storage and light vehicle rental facility do not fit the definition for regional growth.

C. Sub-policy 5.1.1c: Encourage employment density, compact development, redevelopment and infill Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would provide an opportunity for infill development on the subject site. However, the zone change to PD would accommodate development in a generally inappropriate in an area outside of a Center or relevant type of Corridor.

- D. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request could direct more intense commercial uses to the subject site, which is located in an area that is generally zoned R-1. The intense growth would be directed to an Area of Consistency. The current MX-T zone allows for an appropriate transition, and facilitates development that is compatible in density, scale, and intensity in relation to the surrounding area. An approximately 100,000 square foot self-storage facility/light vehicle rental is not permissive in any of the neighboring zones, and only become permissive in the MX-H zone.

9. The request conflicts significantly with the following Goal and policies in Chapter 5-Land use, with respect to complete communities.

- A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The existing MX-T zone allows for a mix of uses that allows residents to live, work, learn, shop, and play together. Uses under the MX-T zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area. The PD zone could facilitate development of commercial services, but at the expense of circumventing existing use specific standards and conditional use processes, and could be detrimental to the existing neighborhood. The uses that are proposed become permissive in the MX-H zone, however, the use specific standards prohibit outdoor accessible self-storage in the MX-L, MX-M, MX-H, and MX-FB zone districts. A development of this nature is characteristic of development that would happen in the NR-C zone.

- B. Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would not contribute to creating a healthy and sustainable community because it would facilitate development of intense commercial uses that would be incompatible with the surrounding neighborhood. The requested zone change is not within any Center, and is located within an Area of Consistency where policies limit new development to an intensity and scale consistent with the neighborhood. AN APPROXIMATELY 100,000 square foot outdoor self-storage/light vehicle rental is well suited for a subject property zoned NR-C, which is highly incompatible with the area.

- C. Sub policy 5.2.1(h): Encourage infill development that adds complementary uses.

The request would facilitate development on the subject site, adjacent to an established neighborhood. Any new goods, and services would be within walking and biking distance of this neighborhood and of nearby neighborhoods. Unser Blvd's status as a designated regional arterial promotes good access by vehicles. Though, there is potential for incompatible uses that are not complimentary to the surrounding development.

- D. Sub policy 5.2.1(k): Discourage zone changes to detached single-family residential uses on the West Side.

The zone change request to PD could allow single-family dwellings permissively, therefore the request encourages a zone change that could allow detached single-family residential uses on the Westside.

- E. Sub policy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The zone change to PD would encourage the development of an under-utilized lot, which has been vacant for several years, however, the request as presented is characterized by uses allowed in the NR-C zone district. The request does not further Sub-policy 5.2.1 (n).

10. The request conflicts significantly with the following Goal and Policies regarding city development areas in chapter 5-Land Use.

Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so future development could generally promote efficient development patterns and use of land. However, the proposed site plan and the proposed uses for the requested PD zone are characterized in intensity that matches the NR-C zone.

11. The request conflicts significantly with the following Goal and Policies regarding city development areas in chapter 5-Land Use.

- A. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency and is currently zoned MX-T, which acts as a transition from MX-L to the north to R-1B to the south, and ensures that development would reinforce the character and intensity of the surrounding area. The request for an PD zone would facilitate higher intensity development. As presented, the proposed uses become permissive in the NR-C zone, and do not reinforce the character of the surrounding area.

- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, and Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct more intense development outside of any designated Center, and to an area of Consistency, which is the opposite of the intent expressed in the Comprehensive Plan.

- C. Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located within an existing single-family neighborhood and outside of Centers designated by the Comprehensive Plan. Development in Areas of Consistency is intended to be compatible with the existing scale and character of surrounding neighborhoods. The PD zone and proposed uses are incompatible with the existing residences and surrounding neighborhoods.

12. The request does not meet the Site Plan – EPC Review and Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
- A. 14-16-6-6(J)(3)(a) As demonstrated in the policy analysis above, the request is not consistent with applicable Comprehensive Plan goals and policies.
 - B. 14-16-6-6(J)(3)(b) The subject site does not have a Site Plan established. This request (should it be approved) will establish the governing Site Plan.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO, though the EPC would have to overlook applicable use-specific standard pursuant to IDO Subsection 14-16-4-3(D)(29) for self-storage for this requirement to be met. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical development standards are acceptable in this proposed Site Plan.
 - D. 14-16-6-6(J)(3)(d) If approved, the request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
 - E. 14-16-6-6(J)(3)(e) Future development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan, IDO section 6-6(J)(3)(f) does not apply.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area, IDO section 6-6(J)(3)(g) does not apply.

13. The applicant has not adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: The applicant's policy-based response does not adequately demonstrate that the request furthers a preponderance of applicable Goals and Policies. The request generally furthers some policies regarding Jobs-Housing Balance. However, these policies could be equally furthered by a zone map amendment to a less intense zone than the requested PD zone, and could be achieved with the current zone. The request conflicts with policies regarding Character, Identity and Design, and Areas of Consistency. Therefore, there are significant conflicts and the request does not further a preponderance of applicable Goals and policies.
- B. Criterion B: Criterion B is a two-part test, which the request does not meet. The applicant has not adequately demonstrated that the proposed zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency. The PD zone and requested uses would permit future development that is significantly different from the area's established neighborhood character. The proposed self-storage and light vehicle rental uses would not be permissive as presented in any MX zone, and become permissive in the generally more intense Non-Residential zone districts, and are neither characteristic nor compatible with the surrounding neighborhood. The applicant noted location near a major transit corridor and employment center; however, the subject site is not within the boundaries of either. Therefore, related policies do not apply and do not have bearing on this analysis.

The request does not meet Criterion 3 (more advantageous to the community) because the applicant has not adequately demonstrated that the request clearly reinforces applicable Goals and policies and does not conflict with them. Therefore, a different zone category would not be more advantageous to the community than the current zoning.

C. Criterion C: The subject site is located wholly in an Area of Consistency. Therefore, criterion C does not apply.

- D. Criterion D: The applicant discusses the proposed development of a self-storage and light vehicle rental, however, the proposed self-storage and relevant use specific standards found in IDO subsection 4-3(D)(29) are not met, specifically the outdoor accessible storage units prohibited in the MX zone districts. An approximately 100,000 square foot storage facility, which overlooks use-specific standards is harmful to the surrounding area.

Uses in the PD zone are approved by the EPC on a case by case basis.

- E. Criterion E: The request appears to meet the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone (requirement 1).
- F. Criterion F: The applicant uses the subject site's location along designated Regional Principal Arterial, Unser Blvd. SW as rationale for the proposed PD zoning and is weaving this into the justification. However, this rationale is tied to the policy analysis, which does not show that the request furthers a preponderance of applicable Goals and policies.

- G. Criterion G: The cost of land and economic considerations are usually a factor, but in this case the applicant's justification relies on them completely. The applicant directly cites construction costs and market demands as the reasoning behind adding the proposed outdoor accessible self-storage use, which is not permitted in certain MX zones due to the use-specific standards. Development of this type is characteristic of development that is permissive in the NR-C zone.
- H. Criterion H: The request would not create a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone").
14. The applicant's policy analysis does not adequately demonstrate that the request clearly facilitates applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it (Criterion A). There are significant conflicts with Goals and policies regarding Land Use, Areas of Consistency, and Areas of Change. Based on this demonstration, the proposed zone category would not be more advantageous to the community than the current zoning.
15. Further, as noted above, Criterion B, D, F and G are not met.
16. The future desired uses, self-storage and light vehicle rental are permissive with a conditional use permit through the ZHE in the MX-L zone district. This step provides protections to the existing neighborhood and allows them to have a say in the development that happens in the neighborhood.
17. The proposed self-storage and relevant use specific standards found in IDO subsection 4-3(D)(29) are not met, specifically the outdoor accessible storage units prohibited in the MX zone districts.
18. This site plan was submitted pursuant to IDO Subsection 14-16-2-6(A)(3), eligibility for rezoning to PD. However, the zone change justification submitted by the applicant is insufficient, and staff is recommending denial of the requested PD zone. The request does not meet the definition of a PD zone and is not justified pursuant to the zone change criteria in IDO Subsection 14-16-6-7(G)(3). The site plan cannot be approved without the associated approval of the PD zone, therefore staff is also recommending denial for the Site Plan – EPC.
19. The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower NA, and the Westgate Heights NA. They were all required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required.
20. As of this writing, Staff has not received any correspondence or phone calls and is unaware of any opposition.

RECOMMENDATION - RZ-2022-00014, SI-2022-01513, September 15, 2022

DENIAL of Project #: 2019-003120, Case #: RZ-2022-00039, ,SI-2022-01513 a zone change from MX-T to PD, and associated Site Plan - EPC, for Tract A-1 , Plat Of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South), an approximately 5.0 acre site comprising a portion of land between between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW, based on the preceding Findings.

Sergio Lozoya
Sergio Lozoya
Current Planner

Notice of Decision cc list:

cc: Todd Megrath, President - Mack ABQ I, LLC, tmegrath@msquareddevelopment.com
Consensus Planning, Vos@consensusplanning.com
South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos jgallegoswccd@ gmail.com
South West Alliance of Neighborhoods (SWAN Coalition), Luis Hernandez Jr., luis@wccd.org
Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com
South Valley Coalition of Neighborhood Associations, Roberto Roibal, roibal@comcast.net
South Valley Coalition of Neighborhood Associations, Patricio Dominguez, dpatriciod@gmail.com
Stinson Tower NA, Eloy Padilla Jr., eloygdav@gmail.com
Stinson Tower NA, Lucy Arzate- Boyles arzate.boyles2@yahoo.com
Westgate Heights NA, Matthew Archuleta, mattearchuleta1@hotmail.com
Westgate Heights NA, Christoper Sedillo navrmc6@aol.com

Legal: dking@cabq.gov

File

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

WATER UTILITY AUTHORITY

Utility Services

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

Project # PR-2019-003120 RZ-2022-00039 – Zoning Map Amendment (Zone Change) -- Where will the trash/recycle be disposed of? A site plan approved for access by the Solid Waste Department will be required if the zone map amendment is approved.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

BERNALILLO COUNTY PLANNING AND DEVELOPMENT SERVICES

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

- a. No comment.*

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

1. No adverse comment to the zone change.

2. For information only:

a. Statement #220825 covers this project and is currently being drafted. When issued, it will cover the conditions to receive service.

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan and any related Plat.

Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a ten-foot clear area around them to allow for access and maintenance.

Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



Figure 1: Looking southwest towards the subject site along Sage Rd SW.



Figure 2: Looking west down Sage Rd SW along the northern border of the subject site.



Figure 3: Looking south along the eastern portion of the subject site, which borders single-family residential dwellings.



Figure 4: Looking northwest from the southeast corner of the subject site, towards existing businesses.

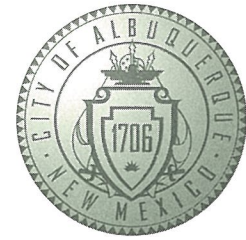


Figure 5: Looking north towards Unser Blvd SW from the western border of the subject site.



Figure 6: Looking towards development to the north of the subject site.

HISTORY



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

January 9, 2020

City of Albuquerque
Planning Department
Urban Design & Development
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

Project #2019-003120
RZ-2019-00070 – Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for Unser & Sage LLC, request the above action for all or a portion of Tracts A1 & A2 Plat of Tracts A-1 through A-6 of Unser & Sage Marketplace, Zoned MX-L to MX-T, located on Sage SW, between Unser & Sage Rd. SW, containing approximately 5.80 acres. (M-10) Staff Planner: Whitney Phelan

PO Box 1293

On January 9, 2020 the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-003120/RZ-2019-00070, Zone Map Amendment from MX-L to MX-T based on the following Findings:

NM 87103

www.cabq.gov

1. This is a request for a Zoning Map Amendment (Zone Change) for a site approximately 5.80-acres known as Tracts A-1 and A-2, Plat of Tracts A-1 through 6, Unser & Sage Marketplace. The subject site is located on the south side of Sage Rd SW, between Unser Blvd SW and Sage Rd SW. The site is currently vacant and contains two lots.
2. The Environmental Planning Commission (EPC) is hearing this case as a recommending body. Pursuant to Section 6-7(F)(1) of the Integrated Development Ordinance because the subject site is less than 10 gross acres and is located wholly or partially in an Area of Consistency as shown in the ABC Comprehensive Plan, as amended.
3. The subject site is zoned MX-L (Mixed-Use Low Intensity); the intention of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of Collector intersections. The applicant is requesting a zone change to MX-T (Mixed-Use Transition) in order to provide a transition between residential neighborhoods and more intense commercial areas.
4. The subject site is located within an Area of Consistency and along a Commuter Corridor as designated in the Comprehensive Plan. The subject site is not located within a Protection Overlay Zone.

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5. There is MX-L and County designated residential zoning to the north of the site. Lots to the south and east of the subject site are zoned R-1A and developed with single-family dwellings. The property immediately adjacent to the west is zoned PD.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

- (a) POLICY 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The requested MX-T zoning would protect the identity and cohesiveness of the surrounding neighborhood. The purpose of the MX-T zoning district is to provide a transition between residential neighborhoods and more intense commercial areas. The current zoning, MX-L, is intended to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. This request would create a transition between higher intensity retail at the intersection corner and the residential lots to the south and east.

- (b) POLICY 4.1.4- Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request would allow a mix of uses that can serve as a transition between MX-L zoning to the north and County designated C-1 to the northwest of the residential neighborhood to the south of the subject site.

8. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Land Use:

- (a) GOAL 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1: Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Commuter Corridors are intended for long-distance trips across town by automobile, including limited-access streets. These roads tend to be higher-speed and higher-traffic routes. Although the subject site is ripe for strip development, increasing retail uses along the corridor would decrease the utility of this corridor. MX-T allows multiple residential options as well as some commercial, like office and accessory retail uses, which generally require longer visits and would not generate as many vehicle trips as a retail or other more intense commercial uses. The requested zoning, MX-T, would support the type of development intended by the Comprehensive Plan for Commuter Corridors.

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- (b) GOAL 5.3- Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

POLICY 5.3.2- Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request allows more residential uses than MX-L and will create an opportunity for transitions between the MX-L to the north and a buffer between Unser Blvd to the west and housing to the east of the subject site. Infrastructure has already been improved on the site, therefore it will not create growth in areas without existing infrastructure.

- (c) GOAL 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area

POLICY 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas, outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. In areas with predominantly single-family residential uses, the Comp Plan intends that zone changes be considered that help align the appropriate zone with existing land uses.

- (d) POLICY 5.6.4- Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request generally furthers Policy 5.6.4- Appropriate Transitions by creating a transition, MX-T, between MX-L zoned properties to the north of the subject site and R-1A zoned properties to the south. County zoned properties to the north are zoned for agricultural and residential uses as well.

9. The request partially furthers the following, applicable Comprehensive Plan Goals and policies in regards to Urban Design:

GOAL 7.3: Sense of Place: Reinforce sense of place through context-sensitive design and development streetscapes.

POLICY 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

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The request is for a zone change, which does not include building design or site planning. There is no way to evaluate future design at this stage, though the applicable IDO design standards (see 4.1.2-Identity and Design) would ensure higher quality design that would add to the existing community character.

10. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Housing:

GOAL 9.2: Sustainable Design: Promote housing design that is sustainable and compatible with the natural built environment.

POLICY 9.2.1: Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

The MX-T zone district allows more options for single-family residential development and duplexes. The design standards in the IDO would require that the new development match existing densities, scale, and setbacks as the surrounding single-family homes. The current MX-L zoning only allows townhomes and multi-family residential uses, which are not as closely aligned in density and scale as the existing single-family properties.

11. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has not adequately demonstrated, in his policy-based response, that the request would be consistent with the City's health, safety, morals and general welfare.

The request on conflicts with Subpolicy 5.2.1.k- Discourage zone changes to detached single-family residential uses on the West Side. However, the current development pattern to the east and south of the site (zoned R-1A) is single-family dwellings with extra-small lot sizes. The request from MX-L to MX-T zoning would allow for single-family dwellings of small lots sizes, duplexes, townhomes, apartments or a mix of all these uses to exist on the property. MX-T would also maintain many of the commercial and office uses allowed in MX-L, therefore allowing the site to be developed with both residential and commercial uses. The applicant has stated throughout the justification letter and at the neighborhood meeting that up to half of the site will be maintained for small-scale commercial uses permitted in MX-T. The change to MX-T would also allow the MX-L properties to the north of the site to develop as desired because the zoning would not trigger neighborhood edge provisions that the R-1 and R-T zoning districts would apply. The request furthers applicable Goals and Policies regarding Areas of Consistency, Commuter Corridors, Appropriate Transitions and Efficient Development Patterns

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- B. Criterion B: The subject site is located wholly in an Area of Consistency. A zone change from MX-L to MX-T would permit development that would reinforce and strengthen the established character of the surrounding parcels. The applicant has sufficiently shown that the current zoning of MX-L is inappropriate because MX-T is more advantageous to the community as articulated by the ABC Comp Plan, as amended. The adjacent R-1A lots have been developed with Single-family dwellings and the request will allow similar development to occur on the currently vacant site, while still allowing small neighborhood-scale commercial development to occur as a transition between residential uses to the south and commercial uses to the north of the site. Although Policy 5.2.1.k discourages zone map amendments that encourage more single-family residential development on the westside, zone map amendments are not based on the intended use and the allowable uses in MX-T only differ slightly from the current zoning and meets policies related to Areas of Consistency and Appropriate Transitions.
 - C. Criterion C: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.
 - D. Criterion D: The change in potential permissive uses from MX-L to MX-T create a predictable development pattern and decrease the bucket of potential uses in terms of commercial uses. Several uses, such as Car Wash, Light Vehicle Fueling and Light Vehicle Repair would no longer be permissive if the request is approved, which can sometimes be seen as nuisance uses by residential property owners. Additional permissive uses that would be allowed are dwelling, single-family and dwelling, duplex, both of which would match the surrounding context and not be harmful.
 - E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the site already has adequate capacity to serve the development made possible by the change of zone.
 - F. Criterion F: The justification for the request is not based on the property's location on a major street.
 - G. Criterion G: The request is not based primarily upon the cost of land or economic considerations. The request would allow the site to serve as a transition zone between the MX-L to the north and the R-1A to the east and south, while also maintaining the context and scale and the surrounding land uses.
 - H. Criterion H: The request would result in a spot zone by applying a zone district different from surrounding zone districts to one small area or one premises, however, the area of the zone change can function as a transition between adjacent zone districts (Criterion 1).
13. The applicant's policy analysis adequately demonstrates that the request generally furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.

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Project #2019-003120

January 9, 2020

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14. The affected neighborhood organizations are the Southwest Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower Neighborhood Association, and Westgate Heights Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required.
15. As of this writing, Staff has received no letters in support or opposition of this request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 24, 2020**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 14-16-6-4(U) of the IDO, Administration and Enforcement. 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 recommendation.

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).

Sincerely,


for Brennon Williams
Planning Director

BW/RB

cc: COA Planning Department, , 600 2nd St. NW, 3rd Fl., ABQ, NM 87102
South West Alliance of Neighborhoods, Cherise Quezada, cherquezada@yahoo.com
South West Alliance of Neighborhoods, Jerry Gallagos, jgallagosswwcdg@gmail.com
Westside Coailition NA, Harry Hendriksen, hlhen@comcast.net
Westside Coailition NA, Rene Horvath, abaord10@juno.com
South Valley Coailition NA, Roberto Roibal, rroibal@comcast.net
South Valley Coailition NA, Marcia Fernandez, mbfernandez1@gmail.com
Stinson Tower NA, Eloy Paddilla Jr., eloygdav@gmail.com
Stinson Tower NA, Dan Sosa III, sosalaw@msn.com
Westgate Heights NA, Matthew Arculeta, mattearchuleta1@hotmail.com
Westgate Heights NA, Eric Faull, dunduen@outlook.com
Bruce Rizzieri, 1225 Rael St. SW, Albuquerque NM 87121

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



OFFICIAL NOTIFICATION OF DECISION

May 19, 2022

Todd Megrath – Mack ABQ I LLC
10540 W Cheyenne Ave.
Las Vegas, NV 89109

Project #2019-003120
RZ-2022-00014 – Zoning Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for Mack ABQ I LLC, requests a Zoning Map Amendment from MX-T to NR-C for all or a portion of Tract A-1 and Tract A-2, Plat of Tracts A-1 Thru A-6, Unser & Sage Marketplace (being a replat of Tract A Unit 1-B Lands of Albuquerque South), located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW, approximately 6.0 acres (M-10-Z)

Staff Planner: Sergio Lozoya

On May 19, 2022, the Environmental Planning Commission (EPC) voted to Withdraw PR-2019-003120/RZ-2022-00014, a Zoning Map Amendment (Zone Change).

Sincerely,

for Alan M. Varela,
Planning Director

AV/CL/SL

cc: Todd Megrath, President - Mack ABQ I, LLC, tmegrath@msquareddevelopment.com
Consensus Planning, Vos@consensusplanning.com
South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos
jgallegoswccd@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition), Luis Hernandez Jr., luis@wccd.org
Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com
South Valley Coalition of Neighborhood Associations, Roberto Roibal, rroibal@comcast.net
South Valley Coalition of Neighborhood Associations, Patricio Dominguez, dpatriciod@gmail.com
Stinson Tower NA, Eloy Padilla Jr., eloygdav@gmail.com

OFFICIAL NOTICE OF DECISION

PR-2019-003120

May 19, 2022

Page 2 of 2

Stinson Tower NA, Lucy Arzate- Boyles arzate.boyles2@yahoo.com
Westgate Heights NA, Matthew Archuleta, mattearchuleta1@hotmail.com
Westgate Heights NA, Christoper Sedillo navrmc6@aol.com
Veronica Herrera, veronicabherrera@gmail.com
Legal, dking@cabq.gov
EPC File

ZONING

Please refer to IDO Section 14-16-2-4(A) for the MX-T Zone
District

Please refer to IDO Section 14-16-2-6(A) for the PD Zone
District

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Todd Megrath, President - Mack ABQ I, LLC		Phone:
Address: 10540 W Cheyenne Ave		Email: tmegrath@msquareddevelopment.com
City: Las Vegas	State: NV	Zip: 89109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List all owners: Unser & Sage, LLC

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment from MX-T to PD and an associated Site Plan for a self-storage facility.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A-1	Block:	Unit:
Subdivision/Addition: Unser & Sage Marketplace	MRGCD Map No.:	UPC Code: 101005524548221179
Zone Atlas Page(s): M-10	Existing Zoning: MX-T	Proposed Zoning: PD
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 4.7931 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 Sage Road SW	Between: Unser Boulevard SW	and: Secret Valley Drive SW
---	-----------------------------	-----------------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2019-003120

Signature:	Date: 8/4/22
Printed Name: James K. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:			Date:		
			Project #		

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☒ **INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- ☒ Interpreter Needed for Hearing? No if yes, indicate language: _____
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

- ☐ Plan, or part of plan, to be amended with changes noted and marked
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ☐ Proof of emailed notice to affected Neighborhood Association representatives
 - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ **AMENDMENT TO IDO TEXT**

- ☐ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☒ **ZONING MAP AMENDMENT – EPC**

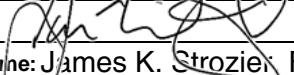
☐ **ZONING MAP AMENDMENT – COUNCIL**

- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ☒ Proof of emailed notice to affected Neighborhood Association representatives
 - ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement

☐ **ANNEXATION OF LAND**

- ☐ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- ☐ Petition for Annexation Form and necessary attachments
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- ☐ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 
Printed Name: James K. Strozio, FAICP

Date: 8/4/22

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

☒ **SITE PLAN – EPC**

☐ **MASTER DEVELOPMENT PLAN**

☐ **MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

☐ **EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

- ☒ Interpreter Needed for Hearing? No if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable
- ☒ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ☒ Completed neighborhood meeting request form(s)
- N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ☒ Sign Posting Agreement
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(1)
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
 - ☒ Office of Neighborhood Coordination notice inquiry response
 - ☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ☒ Completed Site Plan Checklist
- ☒ Scaled Site Plan or Master Development Plan and related drawings
 - Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*
- N/A Copy of the original approved Site Plan or Master Development Plan (for amendments only)
- ☒ Site Plan or Master Development Plan
- N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ **VARIANCE – EPC**

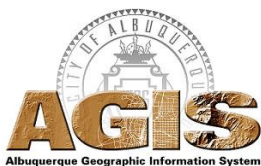
____ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

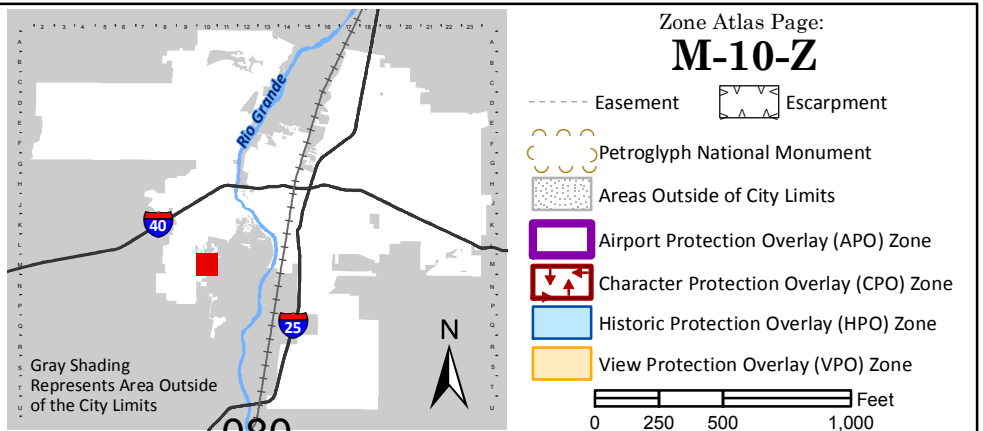
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



March 3, 2022

Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

This letter is to confirm that Consensus Planning, Inc. is authorized to represent Mack ABQ I, LLC in the Zone Map Amendment related to the properties legally described as Unser & Sage Marketplace, Tracts A-1 and A-2, which consist of approximately 5.9 acres. The subject site is owned by Unser & Sage, LLC and under purchase agreement by Mack ABQ I, LLC. The purchase agreement has been included as proof.

Please feel free to call Consensus Planning at (505) 764-9801 with any questions or concerns.

Sincerely,

Todd Megrath
President, Mack ABQ I, LLC

CC: Property Owner
Unser & Sage, LLC

March 3, 2022

Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

This letter is to confirm that Consensus Planning, Inc. is authorized to represent Mack ABQ I, LLC in the Zone Map Amendment related to the properties legally described as Unser & Sage Marketplace, Tracts A-1 and A-2, which consist of approximately 5.9 acres. The subject site is owned by Unser & Sage, LLC and under purchase agreement by Mack ABQ I, LLC. The purchase agreement has been included as proof.

Please feel free to call Consensus Planning at (505) 764-9801 with any questions or concerns.

Sincerely,

Property Owner
Unser & Sage, LLC

CC: Todd and Brittany Megrath
Mack ABQ I, LLC

PRE-APPLICATION MEETING NOTES

PA#: 22-046 AMENDMENT (changes in red) Notes Provided (date): 3/08/22 update from 2-24-22

Site Address and/or Location: SAGE RD SW, ALBUQUERQUE NM 87121 - TR A-1 PLAT OF TRS A-1 THRU A-6
UNSER & SAGE MARKETPLACE

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request Zoning map amendment from MX-T to NR-C for the development of a self-storage facility on Tract A-1 and a drive-through restaurant on Tract A-2

Basic Site Information

Current Use(s): Vacant

Size (acreage): approximately 5.74

Zoning: MX-T

Overlay Zone(s): N/A

Comprehensive Plan Designations

Corridor(s): Unser Blvd Commuter

Development Area: Consistency

Near Major Public Open Space (MPOS)?: N/A

Center: N/A

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Self-Storage, Restaurant with Drive-through Accessory Use

Use Specific Standards: 4-3(D)(29) Self-storage, 4-3(D)(8) Restaurant, 4-3(F)(4) Drive through

Applicable Definition(s): Self-storage

A use consisting of 3 or more individual, small, self-contained, fully enclosed units in building that are leased or owned for the storage of business and household goods or contractors' supplies. Storage areas provided for renters of residential dwellings on the same premises are not considered self-storage.

Restaurant

An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also *Bar* and *Taproom or Tasting Room*.

Drive-through or Drive-up Facility

Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment - EPC

Specific Procedure(s)*: 6-7(G)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC

Is this a PRT requirement? Yes

Handouts Provided

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

- Associated Site Plan and Zone Change: Project # 1008203 Site Plan for Subdivision & PR-2019-003120 ZMA M-XL to MX-T
- For a Zoning Map Amendment from MX-T to NR-C, the applicant is **required to go to Zoning Map Amendment – EPC**. Tracts A-1 and A-2 are approximately 5.74 acres.
- For a proposed future development of a self-storage facility and a restaurant with a drive-through, the applicant will have to follow the Design Standards of the Unser & Sage Marketplace Site Plan for Subdivision (PR # 1008203).
 - The Unser & Sage Marketplace Site Plan for Subdivision and totals approximately 10 acres. **The Site Plan was originally intended for C-1 uses, neighborhood commercial.**
 - **Changing the zoning from MX-T to NR-C will create a spot zone, with intensive uses compared to the surrounding area. A sound justification will be needed for recommended approval of this zone change.**



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Unser & Sage ZMA **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: M-10-Z **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tracts A-1 and A-2, Unser and Sage Marketplace
City Address: 99999 Sage Rd SW

Applicant: MACK ABQ I, LLC (Agent: Consensus Planning, Inc.) **Contact:** Thomas Lampo
Address: 302 8th Street NW, Albuquerque, NM 87102
Phone#: 505-764-9801 **Fax#:** _____ **E-mail:** lampo@consensusplanning.com

Development Information

Build out/Implementation Year: 2022 **Current/Proposed Zoning:** MX-T

Project Type: New: ☒ Change of Use: ☒ Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: ☒ Retail: () Mixed-Use: ☒

Describe development and Uses:
Zone map amendment for self storage facility (Tract A-1) and a drive-through restaurant (Tract A-2)

Days and Hours of Operation (if known): N/A

Facility

Building Size (sq. ft.): N/A

Number of Residential Units: None

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* N/A

Expected Number of Employees (if known):* N/A

Expected Number of Delivery Trucks/Buses per Day (if known):* N/A

Trip Generations during PM/AM Peak Hour (if known):* N/A

Driveway(s) Located on: Street Name Unser Blvd SW and Sage Rd SW

Adjacent Roadway(s) Posted Speed:	<u>Street Name Sage Rd SW</u>	Posted Speed	<u>35 MPH</u>
	<u>Street Name Unser Blvd SW</u>	Posted Speed	<u>40 MPH</u>

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Sage Rd SW - Major Collector; Unser Blvd SW - Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None - West Route 66 Activity Center > 1000 ft
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 1996-2004: 68679 (Sage) Volume-to-Capacity Ratio: V/C .25-.5(PM) - V/C .5-.75(AM) Sage
2005: 10713 (Unser) (if applicable) V/C .25-.5(PM) - V/C .25-.5(AM) Unser

Adjacent Transit Service(s): Bus Route 54 Nearest Transit Stop(s): > 1000 ft (Arenal at Unser)

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing bike lane on Unser Blvd, none on Sage
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks along Unser Blvd and Sage (edge of property)

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [] No ☒ Borderline []

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes: Traffic scoping will need reevaluation when the property is developed.

M. P. E.

3/8/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



August 4, 2022 (Updated September 1, 2022)

Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment with associated Site Plan - EPC

Dear Mr. Chairman:

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

On behalf of Mack ABQ I, LLC., Consensus Planning is submitting this request for approval of a Zoning Map Amendment – EPC and associated Site Plan – EPC. The purpose of this letter is to provide justification of the Applicant's requests by responding to the decision criteria specified in Integrated Development Ordinance (IDO) Sections 14-16-6-7(G) and 6-6(J)(3), and to outline how this request supports and furthers the Comprehensive Plan's goals and policies. The proposed Site Plan is required to be reviewed by the Environmental Planning Commission (EPC), with dimensional standards, as applicable to the most similar use or district (MX-L), to be negotiated on a case-by-case basis. The subject property is located near the southeast corner Unser Boulevard SW and Sage Road SW (see Figure 1). The request consists of one lot, approximately 4.8 acres in size, and legally described as Tract A-1, Unser & Sage Marketplace.

This property is currently zoned MX-T, Mixed-Use Transition, and this request is to rezone the property to PD, Planned Development to allow construction of a new self-storage facility. The request meets the applicability criteria in the IDO section 14-16-6-7(G), so the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

Figure 1. Subject site (in red) and surrounding context.



PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



PROJECT SUMMARY

The Applicant requests a Zoning Map Amendment for the subject site located near the southeast corner Unser Boulevard SW and Sage Road SW. This property is currently zoned MX-T, Mixed-Use Transition, and the requested zone change is for PD, Planned Development. The goal of this zoning map amendment is to facilitate the development of the tract as a self-storage facility, as shown on the accompanying Site Plan, with a combination of interior and outdoor access storage units and truck rentals to provide a broad range of moving and storage services to the surrounding area.

SITE HISTORY

Based on a review of the subject site, Consensus Planning located the following case history for the 4.80-acre subject property:

- PR-2019-003120
 1. On January 9, 2020, the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-003120/RZ-2019-00070, Zone Map Amendment from MX-L to MX-T.
 2. The zone change to MX-T was requested in order to develop the lots with small scale commercial uses and lower density residential development. This development was not pursued further, and the property owner is under contract to sell this property to the Applicant for the proposed commercial use.
- Project #1008203
 1. On April 8, 2010, the Environmental Planning Commission (EPC) voted to APPROVE Project #1008203 / 10EPC-40011, a site development plan for subdivision for all or a portion of Tract A Plat of Tracts A & B, Unit 1-B Lands of Albuquerque zoned C-1.
 2. This site development plan required an approved infrastructure list that included improvements to both Sage Road and Unser Boulevard. The required improvements that included sidewalks, curb/gutter, and deceleration lanes were completed.

Prior to adoption of the IDO, the zoning found on the subject property was C-1: Neighborhood Commercial. The zone change approved in 2020 down-zoned the site from MX-L to MX-T to allow for a small scale mixed-use commercial and residential development, which never came to fruition.

SITE VISION

The subject property is in the Southwest Mesa, a relatively diverse area of Albuquerque that contains a mix of single-family and multi-family residential, offices, and smaller commercial offerings. However, the Southwest Mesa currently has an imbalance of jobs to households, and a limited capacity for vehicular crossings at the river. Both issues are identified as challenges to achieving the vision of the ABC Comprehensive Plan, and are targeted by Policies 5.2.1 and 5.4.2, among others, which specifically discourage expansion of residential uses, while simultaneously encouraging an expansion of commercial uses west of the river. More intense commercial uses are located along the Central Avenue corridor to the north of the subject property, and additional commercially zoned property is located west of the site, near the intersection of 98th Street SW and Sage Road SW. Retail and commercial

services which currently exist within the Unser and Sage Marketplace, include Kidz Academy, a preschool, as well as a drive-through restaurant/coffeeshop, the Human Bean, and a Family Dollar. This request, if approved, will allow for an appropriate scale of development of commercial and retail services on one of the two remaining parcels within the Unser and Sage Marketplace, which is a natural progression for the site, a worthy infill project and a needed service.

The Applicant is making this request to construct a self-storage facility on the subject site. This is a low-traffic and low-impact commercial service use that has support from neighbors. Ancillary to the storage, truck rentals are also a proposed component that will provide a more complete suite of storage and moving options to the surrounding neighborhoods. This use, as considered by the Applicant, requires the requested change to PD zoning due to how the IDO regulates self-storage facilities through the use-specific standards, requiring self-storage within any Mixed-use zone district to have access to all individual units from an interior corridor. This may be practical on smaller lots and in more urban locations with taller buildings, but it is not feasible to completely develop the subject property in this manner. This site is an “L” shape with minimal frontage on Sage Road and a large part of the lot located and hidden behind the Family Dollar and Kidz Academy buildings. Further, the IDO’s Neighborhood Edge restrictions, limit building heights on the majority of this property to thirty feet or 2-stories. With these height limits, construction costs, and the market demands in this area, the proposed self-storage facility will include a primary indoor climate-controlled building with interior access on the eastern side of the site with the Sage Road frontage with additional direct access, non-climate-controlled units located to the rear of the site behind the existing and proposed buildings.

Figure 2. Rear portion of the subject site facing east where self-storage is proposed.



PLANNING CONTEXT

The subject property is located within an “Area of Consistency,” as designated by the Comprehensive Plan, and is along Sage Road SW, a major collector, and Unser Boulevard SW, a principal arterial, and a designated Commuter Corridor. The subject property is not within an Activity, Employment, Urban, or Village Center, nor are they within a Premium Transit Area, Major Transit Corridor Area, or Main Street Area. The Arenal/86th/Benavides Major Transit Corridor is approximately one thousand feet south of the subject property, while the Coors Boulevard and Central Avenue Major Transit Corridors are east and north of the subject property, respectively.

The subject property is within the Southwest Mesa Community Planning Area, as defined within the Comprehensive Plan, and which began an assessment cycle in March 2021.

LAND USE AND ZONING

The subject site is designated as an Area of Consistency in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan). Areas of low-density residential, including some that are vacant, are found to the north, south, and east of the subject property, and are zoned R-1A and A-1 (County). To the west a vacant tract is zoned PD, which is next to a religious institution zoned R-1A. North and west of the subject property is commercial retail and commercial services zoned MX-L and C-1 (County). Several other tracts in the surrounding area are also zoned PD (Planned Development).

Of the five tracts within the Unser & Sage Marketplace, three have are with commercial service or retail uses, including a drive-through restaurant (Human Bean), preschool (Kidz Academy), and retail store (Family Dollar). The requested change is consistent with other commercial properties in the vicinity and support needed services for the surrounding neighborhood.

Figure 3. Zoning

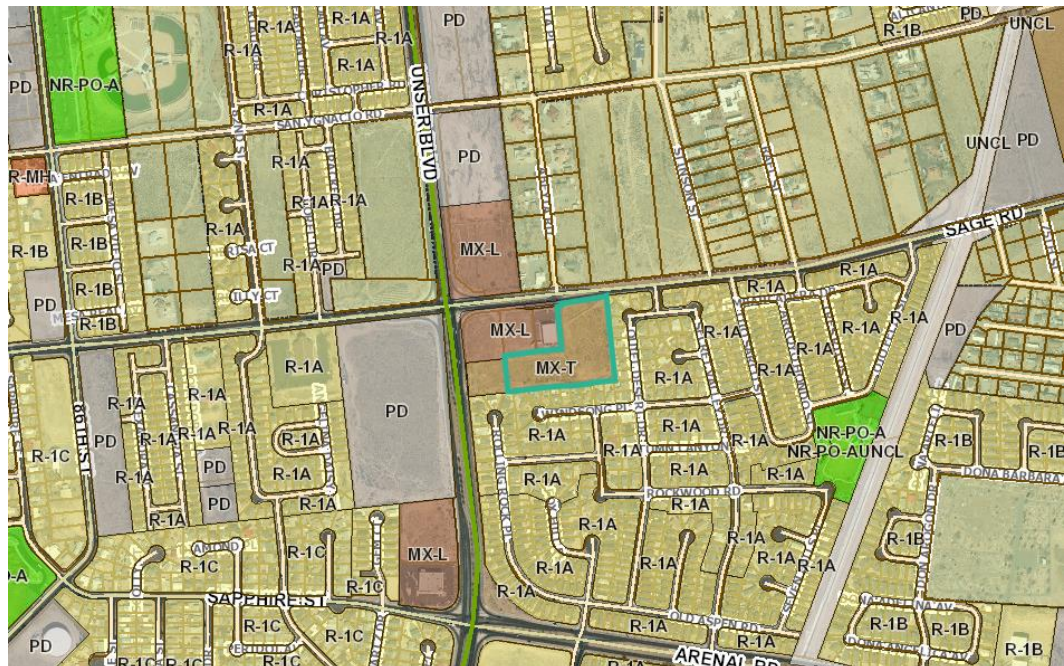


Figure 4. Land Use



TABLE 1. Surrounding Zoning & Land Use

NORTH	MX-L & A-1 (BernCo)	Commercial retail, commercial services, vacant, single-family residential
EAST	R-1A	Single-family residential
SOUTH	R-1A	Single-family residential
WEST	PD, R-1A & C-1 (BernCo)	Vacant, religious institution, single-family residential

NEIGHBORHOOD COORDINATION

Consensus Planning sent the required notifications to the following Neighborhood Coalitions and Associations:

- South West Alliance of Neighborhoods (SWAN Coalition)
- Stinson Tower Neighborhood Association
- Westgate Heights Neighborhood Association

There was a previous application for a Zone Map Amendment to NR-C on March 10, 2022 and a hearing was held before the EPC on April 21, 2022. At this meeting, the applicant responded to concerns from Planning staff and the EPC about the NR-C zone and potential harmful uses within that zone. At that time, the option of coming back with a new application for PD and a site plan for the storage project was discussed. Based on this discussion the applicant withdrew the request and is submitting this new application for PD and a site plan.

For the previous application, a pre-application notification was sent on February 8, 2022, and no meeting was requested. Following submittal of the application, the Applicant met with Board members from the Stinson Tower Neighborhood Association on April 13th to discuss the proposed self-storage project. The



Association submitted a letter of support to the EPC via email at the 48-hour deadline for the April 21, 2022 EPC hearing (see attached).

The applicant sent a new pre-application notification for this current request on July 14, 2022 and no meeting was requested. The neighborhood continues to support the low impact nature of a self-storage project in this location.

ELIGIBILITY FOR REZONING TO PLANNED DEVELOPMENT

The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts and include standards that would not otherwise be required of the Applicant in order to provide public benefits. These requests are negotiated on a case-by-case basis and implemented through the concurrent approval of a Site Plan – EPC, which the Applicant has provided alongside their Zoning Map Amendment application. IDO Section 2-6(A)(3) outlines the eligibility criteria for the PD zone district. As explained below, this request complies with those criteria for consideration of the PD zone district.

2-6(A)(3)(a) A PD zone district must contain at least 2 but less than 20 contiguous acres of land.

Applicant response: The proposed site is approximately 4.8 acres, which meets the size threshold for PD zone districts.

2-6(A)(3)(b) A Site Plan – EPC that specifies uses, site standards, and development standards shall be reviewed and decided in conjunction with the review and decision of the zone change request pursuant to Subsection 14-16-6-7(G) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.

Applicant response: A Site Plan – EPC for the proposed self-storage facility and truck rentals has been submitted for review and approval in conjunction with the Zoning Map Amendment – EPC. This site plan depicts the proposed development, which includes both indoor and outdoor-accessed storage units to be consistent with the adjacent MX-L zoning with the exception of the Use-specific standard for access to individual storage units. The plan includes a reduction in standard requirements for designated off-street parking, appropriate for the combination of storage uses, as well as low building heights and an increased landscape buffer between storage buildings and the R-1A neighborhoods to the south and east.

2-6(A)(3)(c) A PD zone district will not be accepted or approved for any proposed development that could be achieved in substantially the same form through the use of one or more zone districts and/or Overlay zones.

Applicant response: Based on the staff's review of the previous application for NR-C (the first zone district where the proposed self-storage use with outdoor access is permissive), the neighborhood associations support for self-storage, and the discussion at the April EPC hearing, the PD zone and associated Site Plan is the only viable mechanism to allow the proposed use on this property. While Unser Boulevard is a major thoroughfare and designated Commuter Corridor, the only zone districts in the more than two-mile stretch between Bridge Boulevard and Blake Road are residential; MX-T and MX-L; and PD. This lack of variety of zoning, with few moderate intensity use allowances, makes it difficult to

provide needed commercial services to a significant area and population. There are no Overlay zones available or application in the Southwest Mesa area. Based upon this, the proposed self-storage facility and associated truck rentals and site design cannot be achieved using available zone districts.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA - ZONE MAP AMENDMENT

The following explanation summarizes how the request for a Zoning Map Amendment meets the IDO criteria pursuant to IDO Section 14-16-6-7(G) Zoning Map Amendment – EPC.

6-7(G)(3) An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

6-7(G)(3)(a): The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies below.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is within the Southwest Mesa Community Planning Area, which is referred to as an emerging community, and is designated as an Area of Consistency in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan).

Approval of the requested zone change is more advantageous to the community as articulated by, and clearly facilitates realization of, the ABC Comp Plan. The following is an analysis of the applicable ABC Comp Plan goals and policies.

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Applicant Response: The request furthers this goal and its policies and sub-policies because it will allow for new growth and development of an underutilized site connected by a multi-modal network of corridors. The subject property is located off Unser Boulevard, which is a designated Commuter Corridor, and is directly north of The Arenal/86th/Benavides Major Transit Corridor. The Tower Employment Center is east of the site, and the Central Avenue Major Transit Corridor and West Route 66 Activity Center are north of the subject property. Primary access to the subject property is through Unser Boulevard, which contains several pedestrian connections, as well as bike lanes and a dedicated bike path. A bike lane has been proposed for Sage Road.

Policy 5.1.1 Desired Growth, Sub-Policy c): Encourage employment density, compact development, redevelopment, and infill in Centers and

Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Applicant Response: The development of the subject property furthers this sub-policy by encouraging an increase in employment density, redevelopment of existing underutilized property, and infill of vacant property near an Employment Center and off a Commuter Corridor. The zone change will support the development of commercial retail and commercial services.

At present, Tract A-1 is severely underutilized, and the redevelopment of this lot to PD for self-storage and truck rentals will complement the surrounding property, which contain MX-L permissive and conditional uses. The development of this property may spur additional development on the adjacent vacant parcels, adding opportunities for new businesses that support the surrounding residential population.

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

Applicant Response: The request helps further this policy by allowing auto-oriented development to occur near the intersection of two high-traffic volume routes. Before 2020, the average daily traffic count on Unser Boulevard was above 20,000 vehicles, and the proposed use is well suited along such a heavily traveled corridor. The existing infrastructure and designated access points were previously approved and constructed, which will support the proposed uses.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Applicant Response: This zone change request facilitates this goal because it will allow the development of the subject property to include additional retail and commercial services, which are in-demand. At present, there is an imbalance in the jobs-housing balance in the Southwest Mesa, with a lack of commercial uses to serve the growing population.

Policy 5.2.1: Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Applicant Response: This zone change request supports this policy because it will bring additional uses to the subject property that are conveniently accessible for the Southwest Mesa community via automobile, walking, bicycle, and public transportation options.

Sub-policy h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Applicant Response: This request furthers this sub-policy by facilitating infill development of the property with the proposed self-storage facility, which will be compatible with the surrounding development that includes a drive-through restaurant, and commercial service uses. The proposed lower building heights of the structures and increased landscape buffer on the edges near single-family homes creates additional compatibility with the form and scale of the immediately surrounding area.



Sub-policy k) Discourage zone changes to detached single-family residential uses on the West Side.

Applicant Response: This request furthers this sub-policy, as this commercial zone change would eliminate the option for single-family residential on a site on the West Side.

Sub-policy n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: This request furthers this sub-policy, as this commercial zone change would facilitate a productive use of lots which have remained vacant since annexation.

Goal 5.3 – Efficient Development Patterns: Promote infill development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: The requested zone change will further this goal by promoting development on infill sites in an area which is already relatively developed. The development will support the efficient use of land by allowing the development of a project that is similar in scope and function to those on surrounding parcels. Streets, utilities, water, and sewer are currently installed and will be utilized with the future development of this parcel made possible by a zone change to PD. The zone change will support the public good by providing employment opportunities and commercial services via the proposed developments.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: The requested zone change furthers this policy by providing the appropriate zoning designation to develop this infill site. As an infill location in a developed area, existing infrastructure is available to support new development. Public facilities include City of Albuquerque drainage facilities (and associated storm drains) located to the south of the subject property, as well as improved streets, water, and sewer services.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Applicant Response: This zone change request supports the balancing of jobs and housing by prioritizing job growth and needed services west of the Rio Grande.

Policy 5.4.2: Foster employment opportunities on the West Side.

Applicant Response: This zone change request furthers Policy 5.4.2 by allowing for development which will create jobs west of the river. The zone map amendment will facilitate commercial development of a parcel which has remained vacant since annexation, in the City's Southwest Mesa, which in turn assists in improving the jobs-housing balance west of the Rio Grande.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Applicant Response: The proposed plant palette is predominately comprised of low to medium water use plant materials. The landscape plan meets or exceeds the IDO requirements for minimum landscape area, vegetative cover, and street trees. The Applicant has included a wider landscaped edge buffer on the south and east sides of the site that helps maintain compatibility with the neighboring residential areas and also helps control stormwater runoff, consistent with our high desert landscape and enhancing the sense of place for the subject property and surrounding area, thus furthering this policy.

6-7(G)(3)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character.

The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

- 1. There was typographical or clerical error when the existing zone district was applied to the property.**
- 2. There has been a significant change in neighborhood or community conditions affecting the site.**
- 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).**

Applicant response: Criteria 3 is met for this application. The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The subject site is located wholly in an Area of Consistency. However, the requested change to PD, and the commercial development, which is facilitated as a result, will clearly reinforce the established character of the surrounding area, which includes a drive-through restaurant, a pre-school, and a retail outlet. Further, there are additional commercial uses and PD zoning located on similarly situated sites to the west of the intersection of Unser Boulevard and Sage Road, to the north along Unser, farther east on Sage, and to the southwest at 98th Street and Gibson Boulevard. It is evident throughout Albuquerque that the requested zoning is appropriate along major corridors and near significant intersections such as the case of the subject site, which is along a designated Commuter Corridor and an arterial roadway.

The existing zoning for the subject site does not allow for the desired retail and commercial services use of the property, and development with this use is clearly more advantageous to the community as articulated by the ABC Comp Plan, as described in detail earlier in this letter.

Changing the zoning from MX-T to PD furthers the applicable ABC Comp Plan policies described in this letter. The site is located along a Commuter Corridor,



and is near a Major Transit Corridor, as well as a designated Employment Center, which are all critical considerations relative to these policies.

The proposed zoning will allow development that serves the surrounding and overall Southwest Mesa neighborhood by providing a needed service of self-storage and truck rentals. This zoning suits the property designation as an Area of Consistency, and it is well served by existing infrastructure.

6-7(G)(3)(c): If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant response: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.

6-7(G)(3)(d): The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant response: The requested zoning of PD does not allow permissive uses that would be harmful to the adjacent property, neighborhood, or community, as it will be specifically tailored to a self-storage project with associated truck rentals and landscaping, access and circulation, buffering, and parking as shown on the attached Site Plan. The neighborhood is supportive of the self-storage use due to its limited traffic, low height, and buffering as defined by the Site Plan.

6-7(G)(3)(e): The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Applicant Response: The subject property will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, water, sewer, and storm drain facilities in the Southwest Mesa neighborhood that can serve the project. These infrastructure improvements were constructed by the property owner and will finally be utilized to provide needed services.

6-7(G)(3)(f): The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Applicant response: The justification for this Zoning Map Amendment is not based on the property's location on a major street but the request being more advantageous to the community as articulated by the Comprehensive Plan.

6-7(G)(3)(g): The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant response: The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in the infrastructure needed to serve this property, which is a vacant lot, helps support the economic vitality of the neighborhood and will be a positive step for the neighborhood and community overall.

6-7(G)(3)(h): The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant response: This request does not create a spot zone. The Southwest Mesa, in particular has many properties zoned PD, including Planned Development sites immediately across Unser Boulevard to the west. Additional PD zoning is to the north across Sage Road along the east side of Unser, as well as to the east at Sage Road and 75th Street.

Although not a spot zone, the Applicant also believes it is a critical consideration that the requested zoning with building height, configuration, and expanded buffering as defined on the attached Site Plan, which is even more restrictive and in compliance with the requirements of the IDO provides a significant transition



between the remaining MX-L zoning of the Unser & Sage Marketplace and the low density single-family residential neighborhoods to the south and east.

SITE PLAN JUSTIFICATION

Accompanying this zone change request is a Site Plan – EPC that defines the uses and development standards for the proposed development. The use is primarily a self-storage facility with a combination of units accessed through indoor corridors inside a climate-controlled building and outdoor access units toward the rear of the site. In association with the storage use, truck rental is proposed to create a complete moving and storage option for residents of the greater Southwest Mesa area. As described below, the request is justified in accordance with the criteria set forth in IDO Section 6-6(J)(3).

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA - SITE PLAN

The following explanation summarizes how the Site Plan meets the IDO criteria pursuant to IDO Section 6-6(J)(3) Site Plan – EPC

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Applicant response: The Site Plan is consistent with the ABC Comprehensive Plan, as described in the preceding section of this letter.

6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant response: The Site Plan is consistent with the PD zoning concurrently being requested within this letter. The site is not covered by a previously approved NR-SU or PD zone.

6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant response: The PD zone does not include typical dimensional standards that are contained in commercial zones. The PD zone is intended to allow for a development that cannot be accommodated through the use of other base zone districts. PD zones are intended to “be reviewed on a case-by-case basis to reflect a negotiated agreement for uses and standards with the Applicant.” The district most similar to this use and the adjacent commercial context is MX-L, which allows a maximum building height of 38 feet. The Applicant is proposing that the tallest building on site will have a height of 28 feet. To this end, the Applicant is willing as a condition of approval to include a note limiting the building height of the property to a maximum of 30 feet in its entirety. This is consistent with the existing MX-T zoning and the IDO Neighborhood Edge stepdown requirements, which otherwise would only apply to approximately half of the property. This condition may prevent future amendments to the Site Plan

from increasing the heights from what is currently shown beyond the existing zoning limitations.

Regarding landscaped edge buffers, the proposed site plan provides the minimum 15-foot buffer along the eastern edge where the drive aisle circulates around the primary indoor storage building. Where the smaller storage buildings are adjacent to the neighboring single-family residential there is a 25- to 35-foot buffer area that is planted with a significant number of trees to screen the use from the neighbors. A note requiring a minimum 25-foot landscape buffer (10 feet more than the minimum) in these areas where the buildings are not separated by a drive aisle is proposed by the Applicant.

Six designated off-street parking spaces are located near the site entrance from Sage Road. Vehicle use and patterns at modern self-storage facilities, due to their unique use and operations, are minimal as demonstrated by thousands of self-storage facilities across the country. Allocating appropriate numbers of spaces reduces the need for creating unused spaces, minimizing impacts on the environment.

While the term "parking" is generally used as a catch-all in planning, at self-storage facilities the use of vehicles is better divided into two categories: parking spaces and loading spaces. Parking spaces are where an employee, customer, or service provider will park their vehicle and leave it unattended for an extended period of time. This would include an employee who is working at the facility all day, a customer who is in the office or using the restroom, or a consultant or service person working at the facility. With the exception of a full-time employee, these visits are infrequent and brief, typically less than 20 minutes. As people are more accustomed to using the internet or their phones to rent storage space or to make payments, visits to the office by customers has been declining.

Loading spaces are where a customer will load and unload items between their vehicle and their storage unit. Where a storage unit opens directly onto a drive aisle, customers will pull their vehicle to the side of the drive aisle directly in front of their storage unit. The width of the drive aisles depicted on the Site Plan are wide enough to allow other vehicles to pass per DPM standards. In the unlikely occurrence of two cars needing to access nearby units at the same time, customers typically will self-police and arrange their vehicles to allow other vehicles to pass. And because the customer is present, the vehicle can get moved should an emergency arise. Where customers have a unit inside a building with hallways, there is more distance between the vehicle and the unit, however the vehicle is not unattended.

Based on the facility size and configuration, the Applicant firmly believes having six vehicle spaces adjacent to the office will be sufficient to accommodate the anticipated vehicle needs at this location. Additionally, all the drive aisles are of sufficient width to allow customers and other users to safely access the units while maintaining access for emergency vehicles.

Beyond these standards, the Site Plan complies with applicable provisions of the IDO and the DPM pertaining to buffering, landscape, access, connectivity and

pedestrian crossings, façade treatment, setbacks, and signage. There are no terms and conditions from a prior permit or approval affecting the property.

6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Applicant response: The City's existing infrastructure has adequate capacity to support the proposed development. The proposed development includes the installation of a 6-foot-wide sidewalk along Sage Road. Currently, the sidewalk along Sage Road ends west of the entrance to Family Dollar.

6-6(J)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant response: The proposed use will not have significant adverse impacts on the surrounding area. Any impacts to surrounding properties will be mitigated to the maximum extent practicable through the following:

- The project incorporates a total minimum separation of 25 to 40 feet between the proposed buildings on the subject site and the residential uses to the east and south with 15 to 35 feet of landscaping.
- The proposed Site Plan incorporates a 6-foot-tall vinyl coated fence between structures along the east and south sides of the Subject Property.
- The proposed self-storage facility will be gated.

6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant response: The subject property is not governed by a Master Development Plan, so this criterion does not apply.

6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

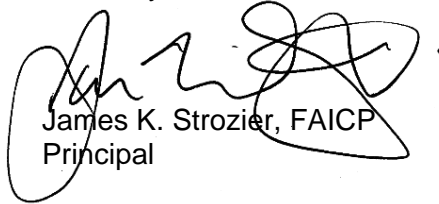
Applicant response: This requirement does not apply.



CONCLUSION

On behalf of Mack ABQ I, LLC., based on the comprehensive justification in this letter and application, neighborhood support, and proposed specific use, we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment for Planned Development and the accompanying Site Plan.

Sincerely,



James K. Strozier, FAICP
Principal

STAFF INFORMATION

August 25, 2022

TO: Consensus Planning

FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department

TEL: (505) 924-3349

RE: Project #2019-003120/RZ-2022-00039/SI-2022-01513, Unser and Sage Zone Map Amendment and Associated Site Plan.

I've completed a first review of the proposed zoning map amendment (zone change). I would like to discuss the request and have a few questions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zone change justification letter pursuant to the zone change criteria (one copy) by:

12 pm on Tuesday, August 30, 2022.

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Tract A-1 Plat Of Tracts A-1 Thru A-6 Unser & Sage Marketplace, is this correct?
- C. It is my understanding that this request is for a Zone Map Amendment from MX-T to PD, with associated Site Plan.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for September 15. Final staff reports will be available one week prior, on September 8th.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year, for the same zone request.
- D. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an emailed letter to neighborhood

representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. It looks like a pre-application facilitated meeting was not requested. Is that correct? Did anyone respond and say “no thanks”?
- D. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100’ buffer.
- E. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. Project letter appears to be complete.

5) Zone Map Amendment (zone change) and PD Requirements:

Note: A zone change justification is about the requirements of the zone change criteria 14-16-6-7 (g)(3) and how a proposed project can be demonstrated to fulfill them. The merits of the project itself and planning and/or market trends, generally do not belong in this discussion.

- A. Please change the response for criterion 6-7(G)(3)(h) as the request would not create a “spot zone”.
- B. Ensure that Section 2-6(A)(3) Eligibility for Rezoning to PD is adequately addressed in the project letter.

NOTIFICATION

From: Office of Neighborhood Coordination
To: Michael Vos
Subject: 99999 Sage Road SW (7700 Sage Road SW), Neighborhood Meeting Inquiry_EPC
Date: Friday, July 8, 2022 12:38:26 PM
Attachments: image001.png
image002.png
image003.png
image004.png

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	87121	5059343035	
Stinson Tower NA	Bruce	Rizzieri	stnapres@outlook.com	1225 Rael Street SW	Albuquerque	NM	87121	5055858096	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	5058367251
Westgate Heights NA	Christopher	Sedillo	navrmc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Friday, July 08, 2022 11:00 AM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

From: [Michael Vos](#)
To: jgallegoswccdg@gmail.com; luis@wccdg.org; ["arzate.boyles2@yahoo.com"](mailto:arzate.boyles2@yahoo.com); [STNA](#); ["mattearchuleta1@hotmail.com"](mailto:mattearchuleta1@hotmail.com); ["navrmc6@aol.com"](mailto:navrmc6@aol.com)
Subject: Neighborhood Meeting Notification for Self-Storage at Unser and Sage
Date: Thursday, July 14, 2022 11:52:00 PM
Attachments: [Unser and Sage Neighborhood Meeting Packet.pdf](#)

Dear Neighbors,

This email is following up on notice emails we have previously sent regarding the property located at the southeast corner of Unser Boulevard and Sage Road SW and a proposed Zoning Map Amendment – EPC and development of a self-storage facility.

After further discussion with the City of Albuquerque, this is a pre-application notification regarding a Zoning Map Amendment from the existing MX-T (Mixed-use Transition) zone to the PD (Planned Development) zone district for the 4.8-acre lot located to the south and east of the Family Dollar store. Accompanying the request for the PD zone, we are proposing a Site Plan – EPC for a self-storage facility as shown on the conceptual site plan and elevations in the attached notice packet, which includes more detailed information about these proposed requests.

As part of the IDO regulations, we are providing you an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to email me at vos@consensusplanning.com, or contact me by phone at (505) 764-9801. Per the IDO, you have 15 days or until July 30, 2022 to request a meeting.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.

302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment and Site Plan - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Sage Road SW (southeast corner of Unser Blvd and Sage Road)

Name of property owner: Unser & Sage, LLC

Name of applicant: M Square Development (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable:

TBD

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

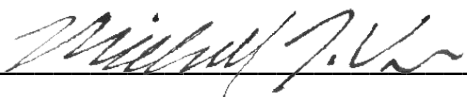
☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) July 13, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: July 15, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: See attached

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vos@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 99999 Sage Road SW
Location Description Southeast corner of Unser Boulevard and Sage Road
2. Property Owner* Unser & Sage, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Mack ABQ I, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☒ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Zoning Map Amendment from MX-T to PD (Planned Development) and an
associated Site Plan for a self-storage facility.

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |
| <input type="checkbox"/> City Council | |

6. Where more information about the project can be found^{*4}:

Please contact Michael Vos with Consensus Planning for more information at
vos@consensusplanning.com or by calling (505) 764-9801.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} M-10 (attached)
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

<input type="checkbox"/> Deviation(s)	<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Waiver(s)
---------------------------------------	--------------------------------------	------------------------------------

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] approximately 4.8 acres
- b. IDO Zone District Current: MX-T (Mixed-use Transition), Proposed: PD (Planned Development)
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] Unser Boulevard Commuter Corridor

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

From: [Office of Neighborhood Coordination](#)
To: [Michael Vos](#)
Subject: 99999 Sage Road SW (7700 Sage Road SW), Neighborhood Meeting Inquiry_EPC
Date: Friday, July 8, 2022 12:38:26 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	87121	5059343035	
Stinson Tower NA	Bruce	Rizzieri	stnapres@outlook.com	1225 Rael Street SW	Albuquerque	NM	87121	5055858096	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	5058367251
Westgate Heights NA	Christoper	Sedillo	navrmc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Friday, July 08, 2022 11:00 AM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

voss@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

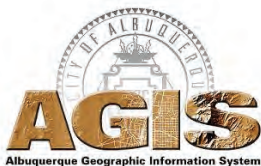
87102

Legal description of the subject site for this project:

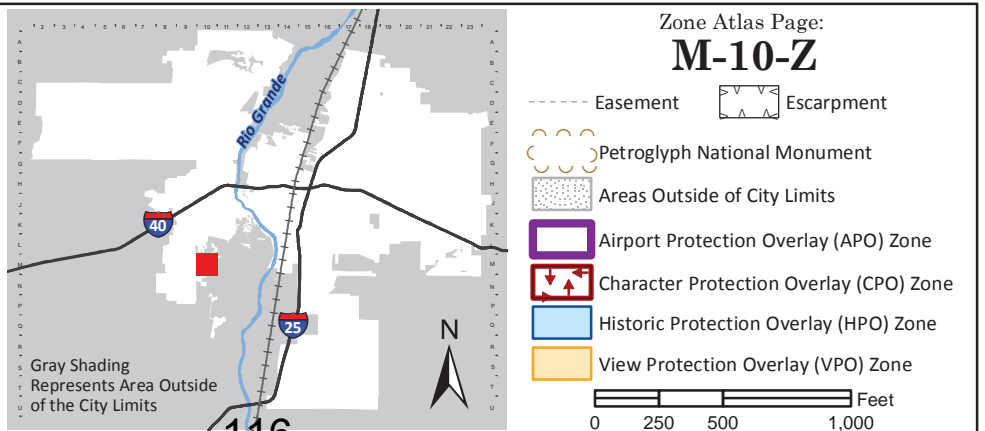
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



From: Carmona, Dalaina L.
To: Michael Vos
Subject: 99999 Sage Road SW Public Notice Inquiry Sheet Submission
Date: Wednesday, August 3, 2022 12:13:53 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
1000consensusPage_M-10-Z_Site.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	87121	5059343035	
Stinson Tower NA	Bruce	Rizzieri	stnapres@outlook.com	1225 Rael Street SW	Albuquerque	NM	87121	5055858096	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABO-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, August 3, 2022 8:42 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Michael Vos
Telephone Number
(505) 764-9801
Email Address
vos@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address

From: [Michael Vos](#)
To: ["jgallegoswccd@gmail.com"](#); ["luis@wccd.org"](#); ["arzate.boyles2@yahoo.com"](#); ["STNA"](#); ["mattearchuleta1@hotmail.com"](#); ["navrmc6@aol.com"](#)
Subject: RE: Neighborhood Notification for Self-Storage at Unser and Sage
Date: Thursday, August 4, 2022 11:38:00 AM
Attachments: [Email Notice Packet 8-4-22.pdf](#)

Good morning, Neighbors,

This email is a follow-up to the below notice informing you that we have submitted an application for the referenced property to the City of Albuquerque Environmental Planning Commission. The request is for approval of a Zoning Map Amendment from the MX-T zone to the PD (Planned Development) zone along with a corresponding Site Plan for a self-storage facility. Additional information required by the city along with a copy of the proposed plans for the project are attached to this email.

The EPC hearing for this application will be held on September 15, 2022, beginning at 8:30 AM via Zoom. You may join the Zoom meeting using the following information:

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

Meeting ID: 226 959 2859

Additional information, including a copy of the staff report and meeting agenda will be available on the EPC webpage approximately one week before the hearing:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please let me know if you have any questions or need additional information.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: Michael Vos

Sent: Thursday, July 14, 2022 11:53 PM

To: [jgallegoswccd@gmail.com](#); [luis@wccd.org](#); ["arzate.boyles2@yahoo.com"](#) <[arzate.boyles2@yahoo.com](#)>; [STNA](#) <[STNApres@outlook.com](#)>; ["mattearchuleta1@hotmail.com"](#) <[mattearchuleta1@hotmail.com](#)>; ["navrmc6@aol.com"](#) <[navrmc6@aol.com](#)>

Subject: Neighborhood Meeting Notification for Self-Storage at Unser and Sage

Dear Neighbors,

This email is following up on notice emails we have previously sent regarding the property located at the southeast corner of Unser Boulevard and Sage Road SW and a proposed Zoning Map

Amendment – EPC and development of a self-storage facility.

After further discussion with the City of Albuquerque, this is a pre-application notification regarding a Zoning Map Amendment from the existing MX-T (Mixed-use Transition) zone to the PD (Planned Development) zone district for the 4.8-acre lot located to the south and east of the Family Dollar store. Accompanying the request for the PD zone, we are proposing a Site Plan – EPC for a self-storage facility as shown on the conceptual site plan and elevations in the attached notice packet, which includes more detailed information about these proposed requests.

As part of the IDO regulations, we are providing you an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to email me at vos@consensusplanning.com, or contact me by phone at (505) 764-9801. Per the IDO, you have 15 days or until July 30, 2022 to request a meeting.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment and Site Plan - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Sage Road SW (southeast corner of Unser Blvd and Sage Road)

Name of property owner: Unser & Sage, LLC

Name of applicant: M Square Development (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable:

September 15, 2022 at 8:30 AM. See Zoom information on next page.

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

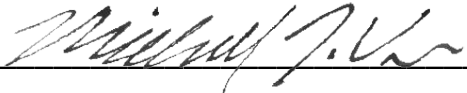
☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable. *A meeting was not requested

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) August 4, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

September 15, 2022 EPC Hearing Zoom Information:

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

Meeting ID: 226 959 2859

Additional information, the staff report, and meeting agenda can be found online approximately one week before the hearing on the following website:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

*The above link may also be checked to see if an in-person hearing option is available again.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: August 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: See attached

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 99999 Sage Road SW
Location Description Southeast corner of Unser Boulevard and Sage Road (south and east of the Family Dollar)
2. Property Owner* Unser & Sage, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Mack ABQ I, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment to PD (Planned Development)

Summary of project/request²*:

Zoning change from MX-T to PD and an associated site plan for a self-storage facility (see attached drawings).

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time*: September 15, 2022 at 8:30 AM via Zoom

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

Location*³:

To call in: (301) 715-8592 Meeting ID: 226 959 2859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ M-10
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☒ a. Location of proposed buildings and landscape areas.*
 - ☒ b. Access and circulation for vehicles and pedestrians.*
 - ☒ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☒ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.7931 acres
 2. IDO Zone District Current: MX-T (Mixed-use Transition) Proposed: PD (Planned Development)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Unser Boulevard Commuter Corridor
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

From: Carmona, Delaina L.
To: Michael Vos
Subject: 99999 Sage Road SW Public Notice Inquiry Sheet Submission
Date: Wednesday, August 3, 2022 12:13:53 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
1000consPlanPage_M-10-Z_Site.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	87121	5059343035	
Stinson Tower NA	Bruce	Rizzieri	stnapres@outlook.com	1225 Rael Street SW	Albuquerque	NM	87121	5055858096	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABO-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Delaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> On Behalf Of webmaster@cabq.gov
Sent: Wednesday, August 3, 2022 8:42 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

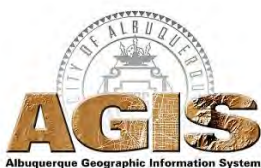
[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Michael Vos
Telephone Number
(505) 764-9801
Email Address
voss@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address

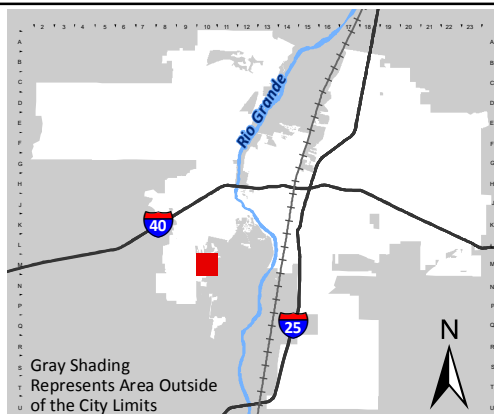
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas

May 2018



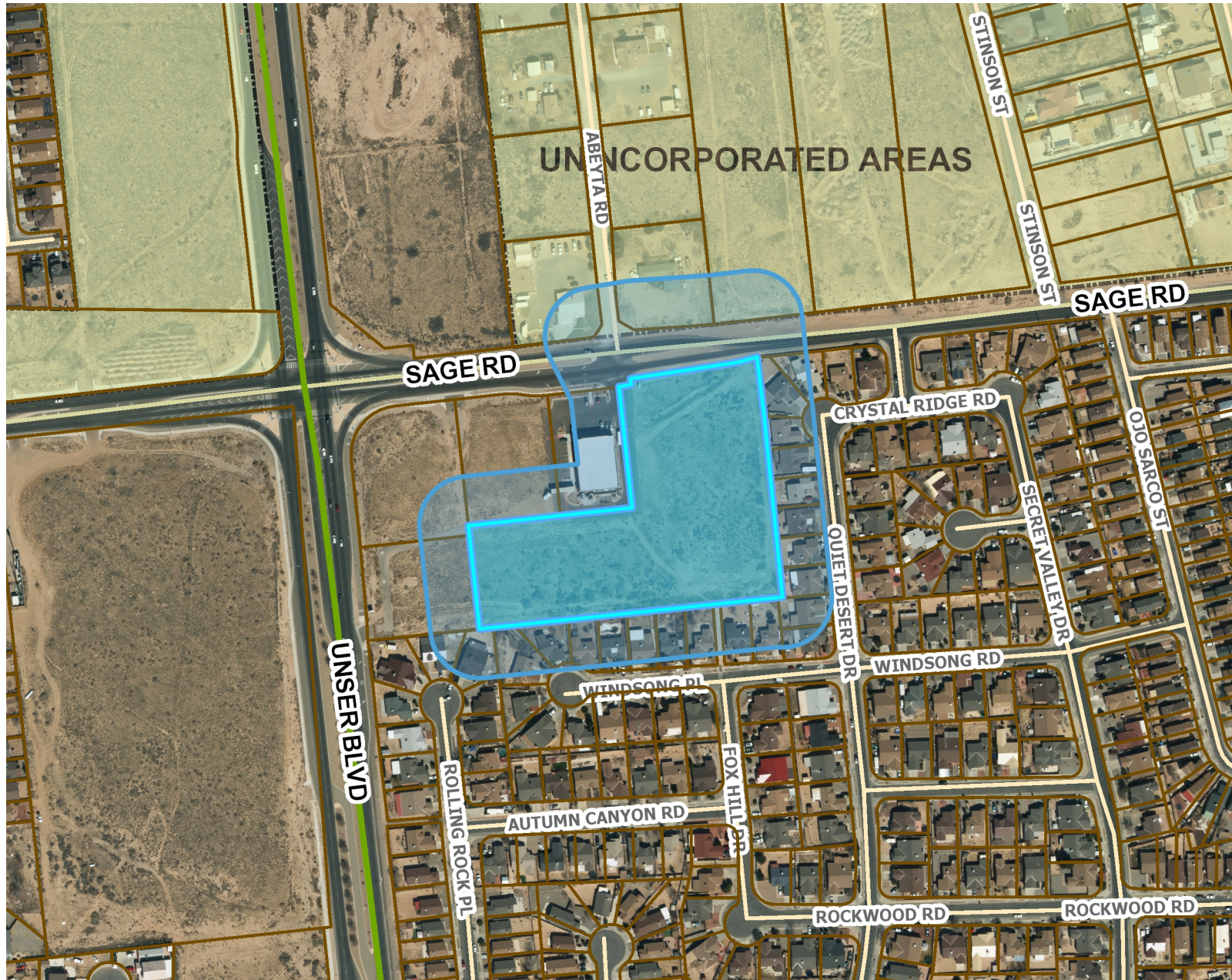
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
M-10-Z

-  Easement
  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone



Unser & Sage 100-foot Property Owner Buffer Map



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

Prepared by Consensus Planning 8/3/22

601 0 301 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/3/2022 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101005526745521101	CASTILLO FABRICIO	1329 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	1329 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LT 12 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1681AC M/L OR 7,323 SF M/L	0.1681
101005522245621120	COVARRUBIAS ENRIQUE & SOMMER	7801 WINDSONG PL SW	ALBUQUERQUE NM 87121-3532	7801 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 19 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 6,679 SF	0.1533
101005526045821114	ESTRADA CARLOS A CERVANTES	7605 WINDSONG PL SW	ALBUQUERQUE NM 87121-3530	7605 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 13 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 8,027 SF	0.1843
101005520145321141	ESTRADA EMETERIO	1404 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	1404 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	LT 40 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 8,769 SF	0.2013
101005526549221107	FERNANDEZ GUSTAVO E PASTRANA	1305 QUIET DESERT DR SW	ALBUQUERQUE NM 87121-3507	1305 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 6 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005526449821108	FIERRO TERESA I	1301 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	1301 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 5 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1244AC M/L OR 5,423 SF M/L	0.1245
101005526746221102	GARCIA DANTE M & DEBORAH L	6600 NATALIE AVE NE	ALBUQUERQUE NM 87110-1312	1327 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LT 11 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1574AC M/L OR 6,857 SF M/L	0.1574
101005524645721116	GONZALEZ-NAJERA COINTA L	7701 WINDSONG PL SW	ALBUQUERQUE NM 87121-3531	7701 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 15 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,587 SF	0.1742
101005526747421104	HARMON KALENA RENE & LOVATO GABRIEL JOSEPH	1319 QUIET DESERT DR SW	ALBUQUERQUE NM 87121-3507	1319 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 9 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005526746821103	JIMENEZ ANGELICA	1323 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	1323 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LT 10 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005521149821177	KIDZ ACADEMY PRESCHOOL LADERA REAL ESTATE LLC	1621 20TH AVE SE	RIO RANCHO NM 87124-1842	7800 SAGE RD SW	ALBUQUERQUE NM 87121	TR A-4 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B LAI	1.1023
101005519445421142	LEDEZMA MARIA D	1400 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	1400 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	LT 41 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,500 SF	0.1722
101005523445621118	LERMA DANIEL	7709 WINDSONG PL SW	ALBUQUERQUE NM 87121	7709 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 17 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,379 SF	0.1694
101005526850921110	LOPEZ RACHEL M & VIGIL MICHAEL EUGENE & LOPEZ CARLA B	7509 CRYSTAL RIDGE RD SW	ALBUQUERQUE NM 87121	7509 CRYSTAL RIDGE RD SW	ALBUQUERQUE NM 87121	LOT 3 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1614AC M/L OR 7,031 SF M/L	0.1614
101005520244621140	LUJAN PEDRO L	1408 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121-3539	1408 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	LT 39 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 5,929 SF	0.1361
101005620801230309	MARQUEZ ANACLETO & ALICIA	3901 SAGE RD SW	ALBUQUERQUE NM 87105	3901 SAGE RD SW	ALBUQUERQUE NM 87121	*1 ABEYTA SUBDIVISION COMPRISING TRACTS 471 & 472 UNIT 7 TOWN OF ATRISCO GRAN	0.9
101005526548621106	MARTINEZ DOMINIC J & VIOLA MARIE ULIBARR	1309 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	1309 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 7 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005521045221122	NIETO MARIA	7809 WINDSONG PL SW	ALBUQUERQUE NM 87121-3532	7809 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 21 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 9,452 SF	0.217
101005623001430701	OTERO KENNETH R JR	401 MERLIDA RD SW	ALBUQUERQUE NM 87121	1232 ABEYTA RD SW	ALBUQUERQUE NM 87121	*10 ABEYTA SUBDIVISION COMPRISING TRACTS 471 & 472 UNIT 7 TOWN OF ATRISCO GRAN	1
101005524045721117	PEREA ROBERTO & SANCHEZ KIMBERLY	7705 WINDSONG PL SW	ALBUQUERQUE NM 87121	7705 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 16 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,483 SF	0.1718
101005522749721178	REALTY INCOME PROPERTIES 19 LLC	11995 EL CAMINO REAL	SAN DIEGO CA 92130-2539	7700 SAGE RD SW	ALBUQUERQUE NM 87121	TR A-5 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B LAI	0.8257
101005526350521109	RIVERA BRITTNEY D & OMAR	7515 CRYSTAL RIDGE RD SW	ALBUQUERQUE NM 87121-3504	7515 CRYSTAL RIDGE RD SW	ALBUQUERQUE NM 87121	LOT 4 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1773AC M/L OR 7,727 SF M/L	0.1774
101005526648021105	SIMKINS HOWARD F & TAWNY J	35 ANNE PICKARD LP	TIJERAS NM 87059	1315 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 8 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005525445821115	SOLIS ELIZABETH	118 ORTEGA RD NW TRLR #4	ALBUQUERQUE NM 87114-1500	7609 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 14 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,716 SF	0.1771
101005519249321176	TRES LOBOS REAL ESTATE LLC	1621 20TH AVE SE	RIO RANCHO NM 87124-1842	1300 UNSER BLVD SW	ALBUQUERQUE NM 87121	TR A-3 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B LAI	1.3693
101005519247421175	UNSER & SAGE LLC	6300 JEFFERSON ST NE	ALBUQUERQUE NM 87109-3480	SAGE RD SW	ALBUQUERQUE NM 87121	TR A-2 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B LAI	1.0086
101005524548221179	UNSER & SAGE LLC	6300 JEFFERSON ST NE	ALBUQUERQUE NM 87109-3480	SAGE RD SW	ALBUQUERQUE NM 87121	TR A-1 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B LAI	4.7931
101005522945621119	VALADEZ EDGAR	7715 WINDSONG PL SW	ALBUQUERQUE NM 87121-3531	7715 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 18 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,275 SF	0.167
101005624506030705	VASQUEZ MIGUEL	7209 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121-9107	N/A	ALBUQUERQUE NM 87121	TRACT 473 UNIT 7 TOWN OF ATRISCO GRANT	5.2
101005521645621121	WADE DANIEL B JR	7805 WINDSONG PL SW	ALBUQUERQUE NM 87121	7805 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 20 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,818 SF	0.1795

CASTILLO FABRICIO 1329 QUIET DESERT DR SW ALBUQUERQUE NM 87121	COVARRUBIAS ENRIQUE & SOMMER 7801 WINDSONG PL SW ALBUQUERQUE NM 87121-3532	ESTRADA CARLOS A CERVANTES 7605 WINDSONG PL SW ALBUQUERQUE NM 87121-3530
ESTRADA EMETERIO 1404 ROLLING ROCK PL SW ALBUQUERQUE NM 87121	FERNANDEZ GUSTAVO E PASTRANA 1305 QUIET DESERT DR SW ALBUQUERQUE NM 87121-3507	FIERRO TERESA I 1301 QUIET DESERT DR SW ALBUQUERQUE NM 87121
GARCIA DANTE M & DEBORAH L 6600 NATALIE AVE NE ALBUQUERQUE NM 87110-1312	GONZALEZ-NAJERA COINTA L 7701 WINDSONG PL SW ALBUQUERQUE NM 87121-3531	HARMON KALENA RENE & LOVATO GABRIEL JOSEPH 1319 QUIET DESERT DR SW ALBUQUERQUE NM 87121-3507
JIMENEZ ANGELICA 1323 QUIET DESERT DR SW ALBUQUERQUE NM 87121	KIDZ ACADEMY PRESCHOOL LADERA REAL ESTATE LLC 1621 20TH AVE SE RIO RANCHO NM 87124-1842	LEDEZMA MARIA D 1400 ROLLING ROCK PL SW ALBUQUERQUE NM 87121
LERMA DANIEL 7709 WINDSONG PL SW ALBUQUERQUE NM 87121	LOPEZ RACHEL M & VIGIL MICHAEL EUGENE & LOPEZ CARLA B 7509 CRYSTAL RIDGE RD SW ALBUQUERQUE NM 87121	LUJAN PEDRO L 1408 ROLLING ROCK PL SW ALBUQUERQUE NM 87121-3539
MARQUEZ ANACLETO & ALICIA 3901 SAGE RD SW ALBUQUERQUE NM 87105	MARTINEZ DOMINIC J & VIOLA MARIE ULIBARR 1309 QUIET DESERT DR SW ALBUQUERQUE NM 87121	NIETO MARIA 7809 WINDSONG PL SW ALBUQUERQUE NM 87121-3532
OTERO KENNETH R JR 401 MERLIDA RD SW ALBUQUERQUE NM 87121	PEREA ROBERTO & SANCHEZ KIMBERLY 7705 WINDSONG PL SW ALBUQUERQUE NM 87121	REALTY INCOME PROPERTIES 19 LLC 11995 EL CAMINO REAL SAN DIEGO CA 92130-2539
RIVERA BRITTNEY D & OMAR 7515 CRYSTAL RIDGE RD SW ALBUQUERQUE NM 87121-3504	SIMKINS HOWARD F & TAWNY J 35 ANNE PICKARD LP TIJERAS NM 87059	SOLIS ELIZABETH 118 ORTEGA RD NW TRLR #4 ALBUQUERQUE NM 87114-1500
TRES LOBOS REAL ESTATE LLC 1621 20TH AVE SE RIO RANCHO NM 87124-1842	UNSER & SAGE LLC 6300 JEFFERSON ST NE ALBUQUERQUE NM 87109-3480	VALADEZ EDGAR 7715 WINDSONG PL SW ALBUQUERQUE NM 87121-3531
VASQUEZ MIGUEL 7209 LUNA AZUL AVE SW ALBUQUERQUE NM 87121-9107	WADE DANIEL B JR 7805 WINDSONG PL SW ALBUQUERQUE NM 87121	

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment and Site Plan - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Sage Road SW (southeast corner of Unser Blvd and Sage Road)

Name of property owner: Unser & Sage, LLC

Name of applicant: M Square Development (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable:

September 15, 2022 at 8:30 AM. See Zoom information on next page.

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

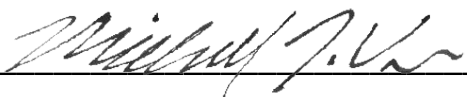
☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable. *A meeting was not requested

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) August 4, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☒ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

September 15, 2022 EPC Hearing Zoom Information:

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

Meeting ID: 226 959 2859

Additional information, the staff report, and meeting agenda can be found online approximately one week before the hearing on the following website:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

*The above link may also be checked to see if an in-person hearing option is available again.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: August 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 99999 Sage Road SW
Location Description Southeast corner of Unser Boulevard and Sage Road (south and east of the Family Dollar)
2. Property Owner* Unser & Sage, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Mack ABQ I, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment to PD (Planned Development)

Summary of project/request¹*:

Zone change from MX-T to PD with an associated Site Plan for a self-storage facility (see attached drawings)

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: September 15, 2022 at 8:30 AM via Zoom

Location*²: Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592 Meeting ID: 226 959 2859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ M-10
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.7931 acres
 2. IDO Zone District Current: MX-T (Mixed-use Transition) and Proposed: PD (Planned Development)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Unser Boulevard Commuter Corridor
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

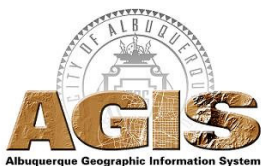
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

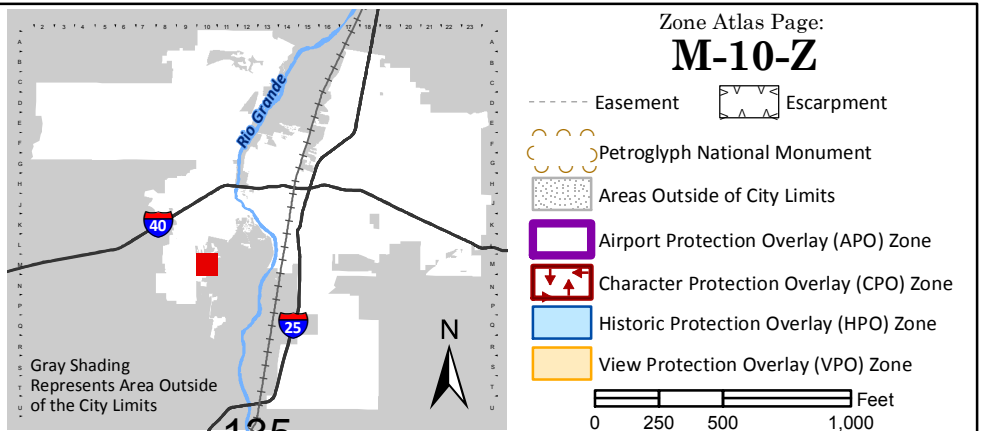
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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 EUGENE & LOPEZ CARLA B
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VASQUEZ MIGUEL
7209 LUNA AZUL AVE SW
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VALADEZ EDGAR
7715 WINDSONG PL SW
ALBUQUERQUE NM 87121-3531

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7021 0350 0000 8539 5422

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SOLIS ELIZABETH
118 ORTEGA RD NW TRLR #4
ALBUQUERQUE NM 87114-1500

AUG - 4 2022
Postmark
Here

MAIN OFFICE USPS

7021 0350 0000 8539 5668

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PS Form 3800, April 2015 PSN 7530-02-000-9047

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JIMENEZ ANGELICA
1323 QUIET DESERT DR SW
ALBUQUERQUE NM 87121

AUG - 4 2022
Postmark
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7021 0350 0000 8539 5651

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LERMA DANIEL
7709 WINDSONG PL SW
ALBUQUERQUE NM 87121

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent)

8/4/22
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

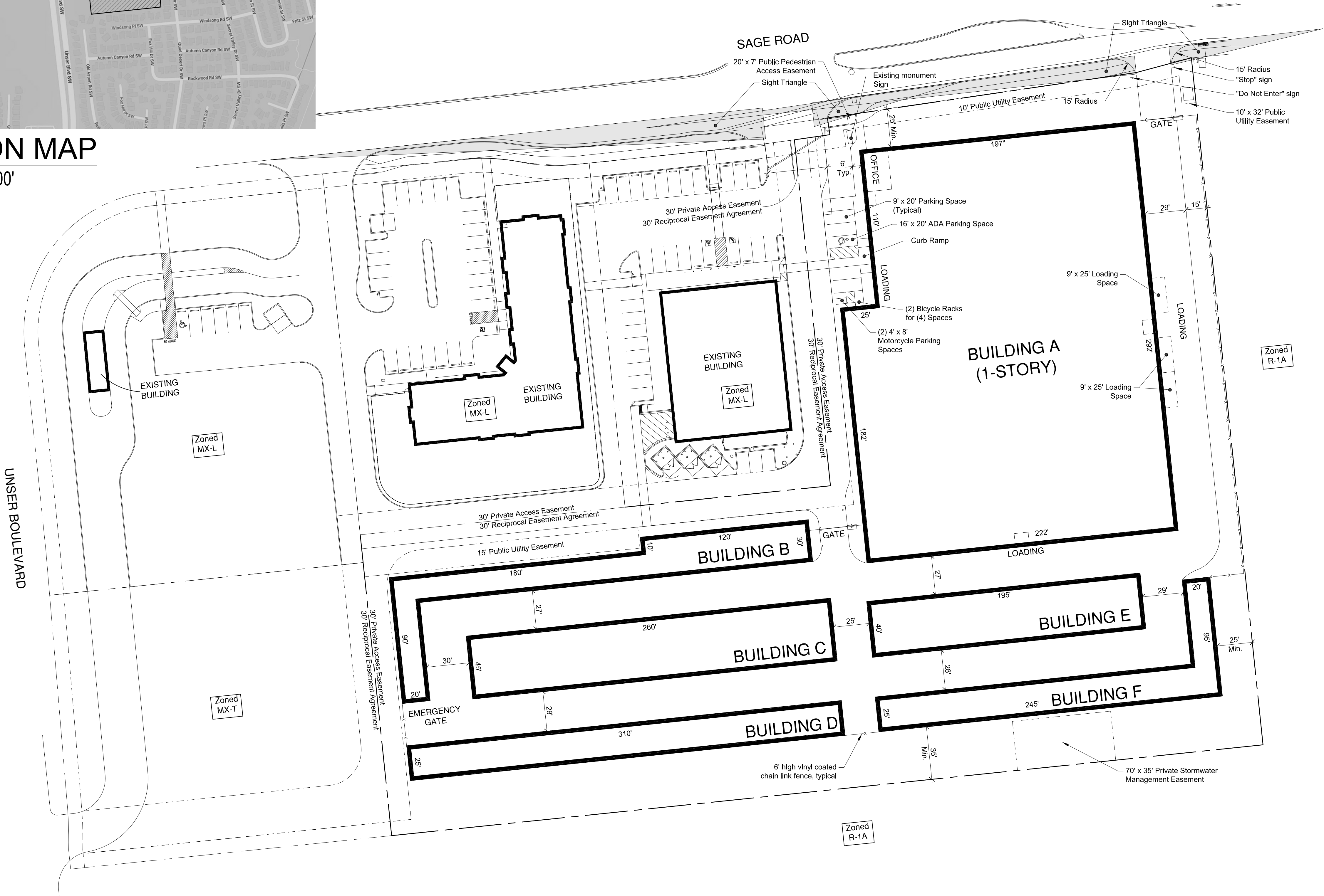
PROJECT NUMBER: PR-2019-003120

SITE PLAN REDUCTIONS

CONCEPT SITE PLAN
SELF-STORAGE FACILITY
SAGE RD. AND UNSER BLVD.
ALBUQUERQUE, NM
AUGUST 11, 2022



LOCATION MAP
0 500' 1000'



BUILDING AREA SUMMARY

BLDG	GROSS	NET
A	62,000 SFG	46,000 SFR
B	8,600 SFG	8,600 SFR
C	11,700 SFG	11,700 SFR
D	7,750 SFG	7,750 SFR
E	7,800 SFG	7,800 SFR
F	7,325 SFG	7,325 SFR

TOTAL	105,175 SFG	89,175 SFR
-------	-------------	------------

PARKING SUMMARY

Parking spaces - 1 space per 3,000 SF GFA

Required parking spaces = 35

Proposed parking spaces = 6

Motorcycle parking - between 26-50 parking spaces = 2 motorcycle spaces.

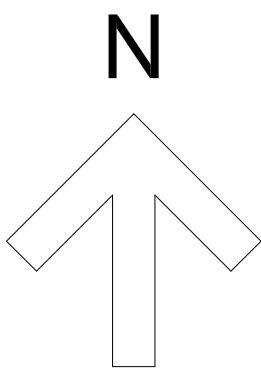
Required motorcycle parking = 2

Proposed motorcycle parking = 2

Bicycle spaces - 3 spaces or 10% of required off-street parking spaces, whichever is greater.

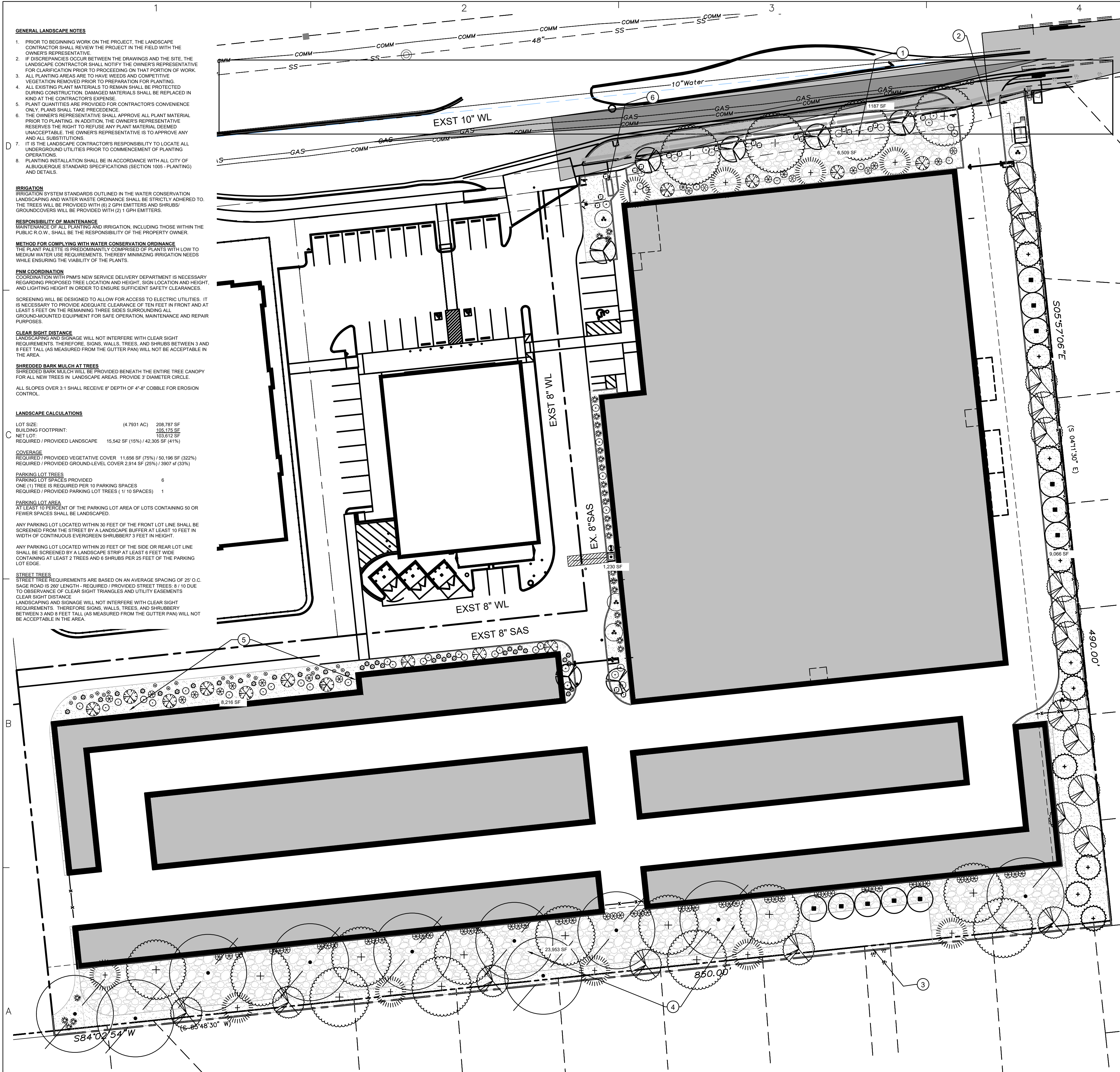
Required bicycle parking = 4

Proposed bicycle parking = 4



0 20' 40' 80'

Groundwork, Ltd.
Architects / Planners / Engineers
Ph. (847) 541-4151 © 2022
www.groundworkltd.com



KEYED NOTES

- DETENTION POND
- 10' PUBLIC UTILITY EASEMENT
- 70'X35' PRIVATE STORMWATER MANAGEMENT EASEMENT
- DRAINAGE SWALE
- 15' PUBLIC UTILITY EASEMENT
- MONUMENT SIGN

PLANT LEGEND

QTY	SCIENTIFIC NAME COMMON NAME / (WATER USAGE)	SIZE	MATURE SIZE
TREES			
10	QUERCUS MUEHLENBERGII CHINKAPIN OAK (M)	2" B&B	40' HT. X 40' SPR.
16	ULMUS PARVIFOLIA 'EMER II' ALLEE ELM (M)	2" B&B	40' HT. X 40' SPR.
7	CERCIS RENIFORMIS OAKLAHOMA REDBUD (M)	2" B&B	15' HT. X 12' SPR.
20	PYRUS CALLERYANA 'GLEN'S FORM' CHANTICLEER PEAR	2" CAL.	40'-50' X 15'-20'
11	QUERCUS ALBA X ROBUR 'CRIMSON SPIRE' CRIMSON SPIRE OAK	2" CAL.	40'-50' X 10'-15'
10	PINUS ELDARICA AFGHAN PINE	6'-8" B&B	40' HT. X 18' SPR.
10	PINUS FLEXILIS 'VANDERWOLF' VANDERWOLF PINE	6'-8" B&B	20'-25' HT. X 10'-15' SPR.
SHRUBS			
14	AMELANCHIER UTAHENSIS UTAH SERVICEBERRY	15 GAL. MS	8' HT. X 8' SPR.
20	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL.	3' HT. X 4' SPR.
19	NEPETA FAASSENII 'SELECT BLUE' SELECT BLUE CATMINT	5 GAL.	1'-3' HT. X 1'-3' SPR.
5	VAQUELINA CALIFORNICA ARIZONA ROSEWOOD	5 GAL.	12' HT. X 10' SPR.
74	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	5 GAL.	2'-3' HT. X 3'-4' SPR.
31	BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW JAPANESE BARBERRY	5 GAL.	5' HT. X 4' SPR.
21	STACHYS BYZANTINA 'HELEN VON STEIN' LARGE LEAFED LAMB'S EAR	1 GAL.	0'-1' HT. X 1'-3' SPR.
36	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 GAL.	1'-3' HT. X 1'-3' SPR.
ORNAMENTAL GRASSES			
27	MISCANTHUS SINENSIS 'ADAGIO' DWARF MAIDEN GRASS	5 GAL.	3'-5' HT. X 3'-5' SPR.
MULCHES			
	2" CRUSHED GRAVEL	22,453 SF.	
	4"-8" COBBLE	19,852 SF.	



CONSENSUS

Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

DESCRIPTION

NOT FOR
CONSTRUCTION

SAGE & UNSER
SELF STORAGE
ALBUQUERQUE, NM

AUGUST 23, 2022

SUBMITTAL: AUGUST 23, 2022

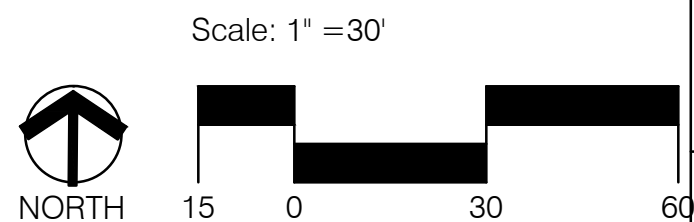
REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/2022	LANDSCAPE AREA REDUCTION

PROJECT NO: X
CAD DWG FILE:
DESIGNED BY: EB DATE: 08/23/2022
DRAWN BY: EB DATE: 08/23/2022
CHECKED BY: KR DATE: 08/03/2022

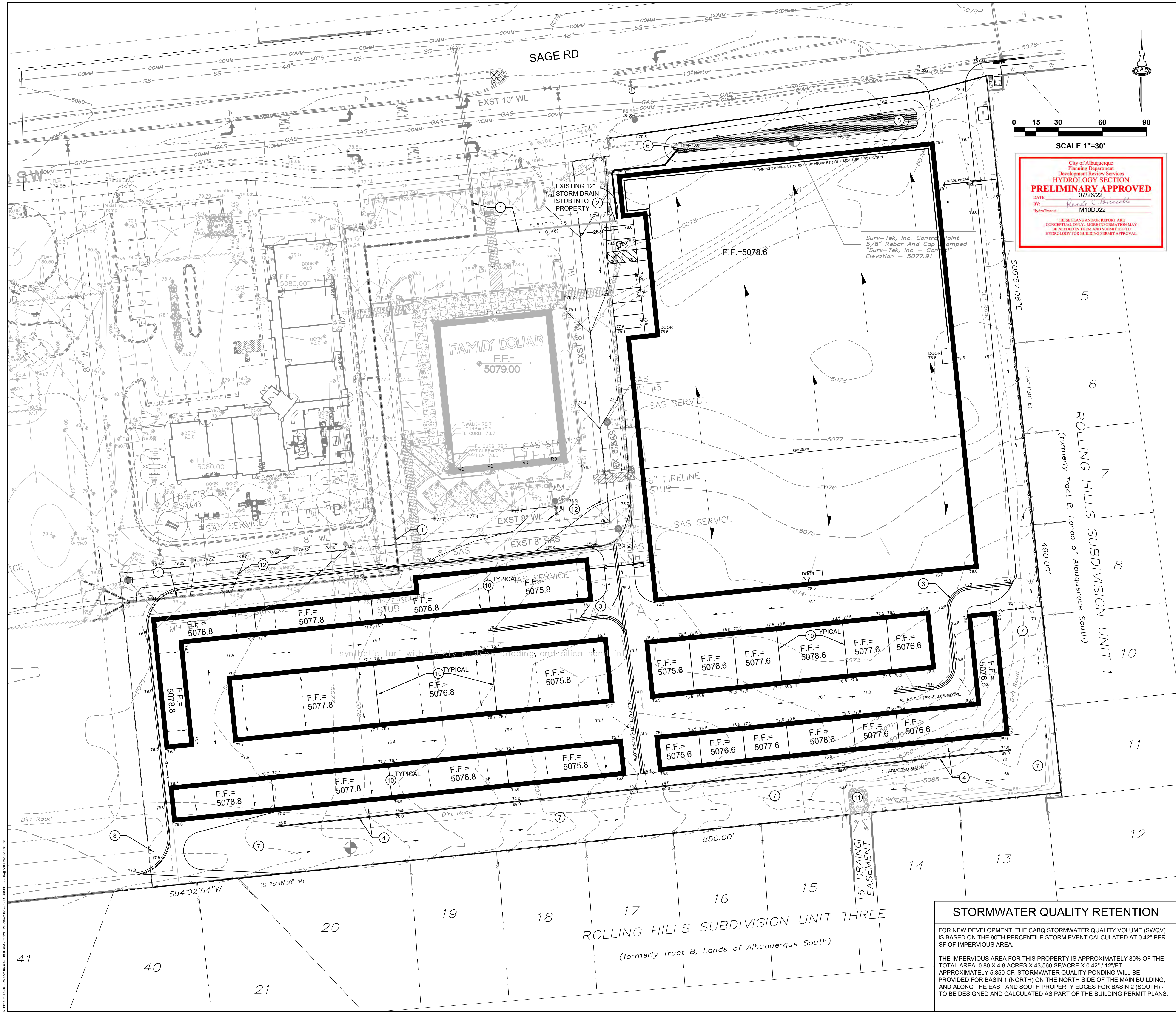
SHEET TITLE

LANDSCAPE
PLAN

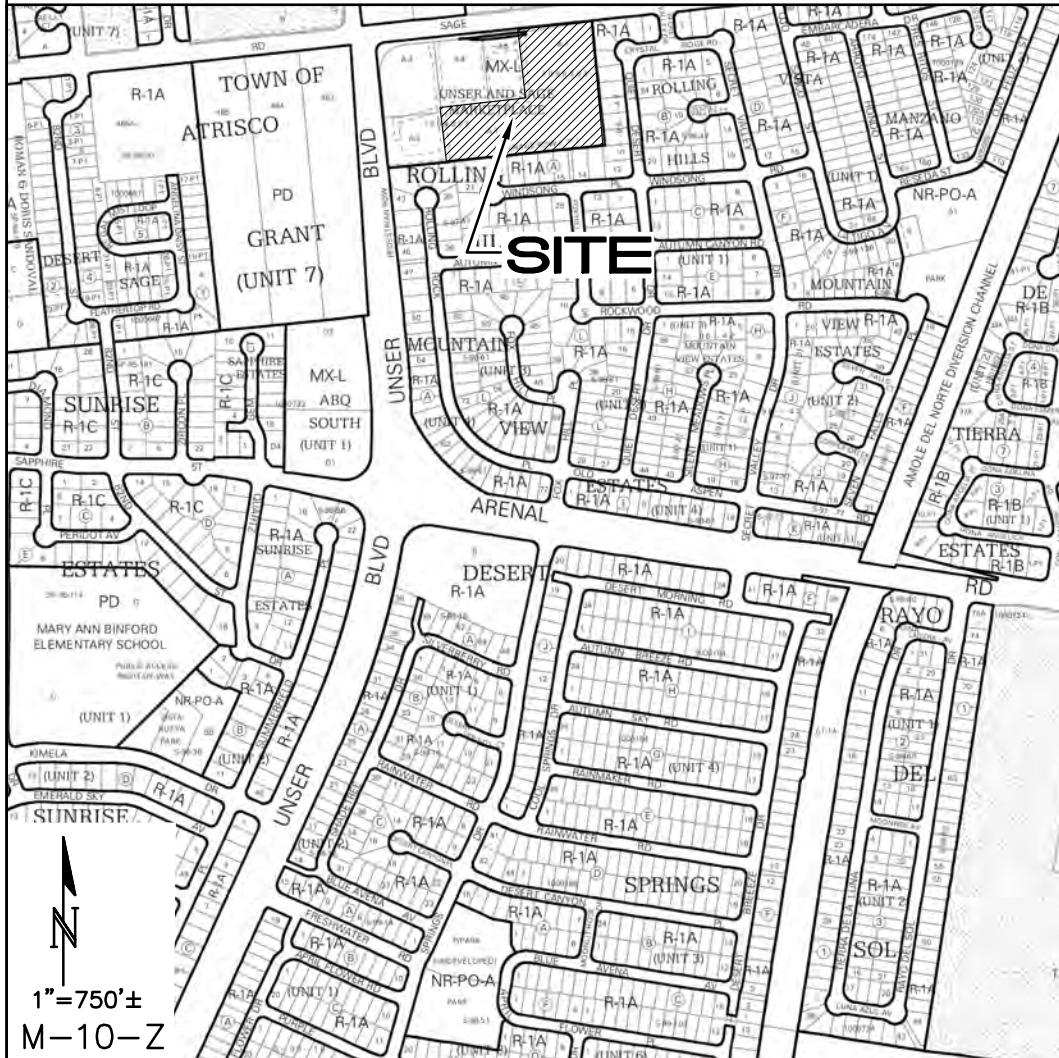


DRAWING SHEET

L100



CABQ VICINITY MAP M-10



PROJECT INFORMATION

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP M-10. THE SITE IS BOUND TO THE EAST AND SOUTH BY DEVELOPED RESIDENTIAL, TO THE NORTH BY SAGE BLVD. AND TO THE WEST BY UNDEVELOPED COMMERCIAL PROPERTY AND UNSER BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS SELF STORAGE BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, SITE AMENITIES, AND LANDSCAPING.

LEGAL: TRACT A-1, UNSER & SAGE MARKETPLACE, ALBUQ., NM

AREA: 4.7931 AC

BENCHMARK: ALBUQUERQUE CONTROL STATION MONUMENT 12-L10, ELEVATION (FEET) = 5084.133' (NAVD88)

OFF-SITE: PORTIONS OF TRACTS A-2, A-4, A-5 WILL SURFACE DRAIN INTO AND THROUGH THIS PROPERTY AT THE ALLOWABLE RATES. IN ADDITION, AN EXISTING STORM DRAIN EASEMENT WILL CONTINUE TO ROUTE FLOW FROM TRACTS A-3, A-4, A-5 THROUGH THE PROPERTY TO THE SAGE ROAD PUBLIC STORM DRAIN SYSTEM.

FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0336H, EFFECTIVE DATE 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT-THE APPROVED DRAINAGE MASTER PLAN (DMP) FOR UNSER & SAGE MARKETPLACE, PREPARED BY ISAACSON & ARFMAN (DATED 10/18/2010) IDENTIFIED THE OVERALL BASINS, DRAINAGE PATTERNS AND ALLOWABLE DISCHARGE RATES FROM EACH OF THE FIVE TRACTS. THIS PROPERTY FALLS WITHIN TWO DRAINAGE BASINS. TRACT A-1 BASIN 1 (NORTH) IS PERMITTED TO FREE DISCHARGE 4.3 CFS TO THE EXISTING SAGE ROAD PUBLIC STORM DRAIN SYSTEM. TRACT A-1 BASIN 2 (SOUTH) IS PERMITTED TO FREE DISCHARGE 14.8 CFS TO THE EXISTING PUBLIC 15' WIDE DRAINAGE R.O.W. DEDICATED TO THE CITY OF ALBUQUERQUE BY THE PLAT FOR ROLLING HILLS SUBDIVISION, UNIT THREE, DATED MARCH 1997.

100-YEAR, 6-HOUR STORM			
AREA OF SITE:	208787	SF	= 4.79 ACRE
DEVELOPED FLOWS:		EXCESS PRECIP:	
	SF	%	
Area A	=	0	0%
Area B	=	20879	10%
Area C	=	20879	10%
Area D	=	167030	80%
Total	=	208787	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$	
		Dev. E = 1.96 in.	
On-Site Volume of Runoff: V360 =		$\frac{E^* A}{12}$	
		Dev. V360 = 34102 CF	
On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$			
For Precipitation Zo 1			
QpA	=	1.54	QpC = 2.87
QpB	=	2.16	QpD = 4.12
		Dev. Qp = 18.2 CFS	

KEYED NOTES

- EXISTING STORM DRAIN SYSTEM IN EASEMENT.
- EXISTING 12" STORM DRAIN STUB INTO PROPERTY SIZED TO ACCEPT 4.3 CFS FROM BASIN 1 (NORTH).
- CONCRETE ALLEY GUTTER(S) WHERE PAVEMENT SLOPES < 1%. TO BE COORDINATED WITH OWNER.
- RETAINING WALL(S) AND ARMORED SLOPES (2:1 MAX) TO ACHIEVE GRADE TRANSITION THIS AREA.
- STORMWATER QUALITY PONDING FOR NORTH BASIN.
- NEW INLET TO DRAIN EXCESS TO STORM DRAIN SYSTEM.
- STORMWATER QUALITY PONDING FOR SOUTH BASIN TO BE INCORPORATED INTO LANDSCAPING.
- OFF-SITE FLOW ACCEPTED AND ROUTED THROUGH PROPERTY VIA CURB OPENINGS.
- 1" VERTICAL STEPS IN FF AS NEEDED.
- PROPOSED ROOF DISCHARGE DIRECTION.
- EXISTING 70"x35" PRIVATE STORMWATER MANAGEMENT EASEMENT DISCHARGING TO EXISTING 15' DRAINAGE EASEMENT.
- PERIMETER AS-BUILT GRADES AND CONTOURS SHOWN REFERENCE AS-BUILT SURVEY INFORMATION FOR PREVIOUS PROPERTIES. TO BE CONFIRMED WITH FINAL SURVEY.

STORMWATER QUALITY RETENTION

FOR NEW DEVELOPMENT, THE CABQ STORMWATER QUALITY VOLUME (SQVQ) IS BASED ON THE 90TH PERCENTILE STORM EVENT CALCULATED AT 0.42" PER SF OF IMPERVIOUS AREA.

THE IMPERVIOUS AREA FOR THIS PROPERTY IS APPROXIMATELY 80% OF THE TOTAL AREA. 0.80 X 4.8 ACRES X 43,560 SF/ACRE X 0.42" / 12"/FT = APPROXIMATELY 5,850 CF. STORMWATER QUALITY PONDING WILL BE PROVIDED FOR BASIN 1 (NORTH) ON THE NORTH SIDE OF THE MAIN BUILDING, AND ALONG THE EAST AND SOUTH PROPERTY EDGES FOR BASIN 2 (SOUTH). TO BE DESIGNED AND CALCULATED AS PART OF THE BUILDING PERMIT PLANS.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacvil.com

July 6, 2022
Conceptual
Not for Construction

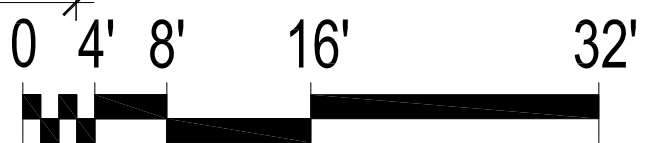
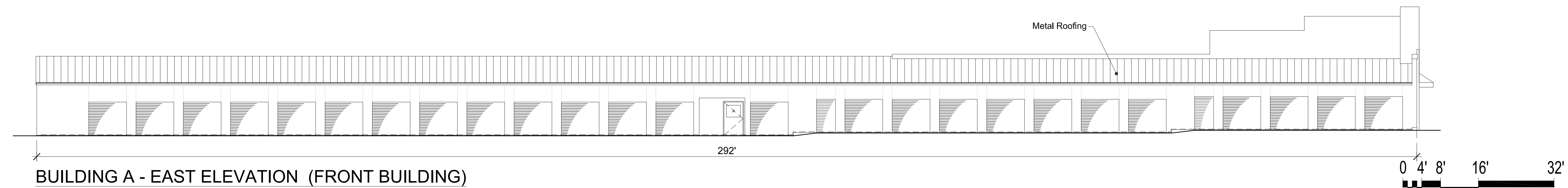
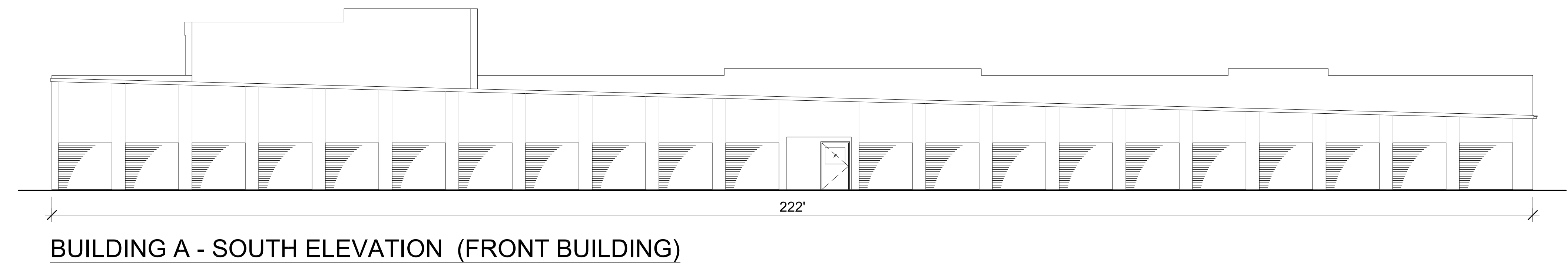
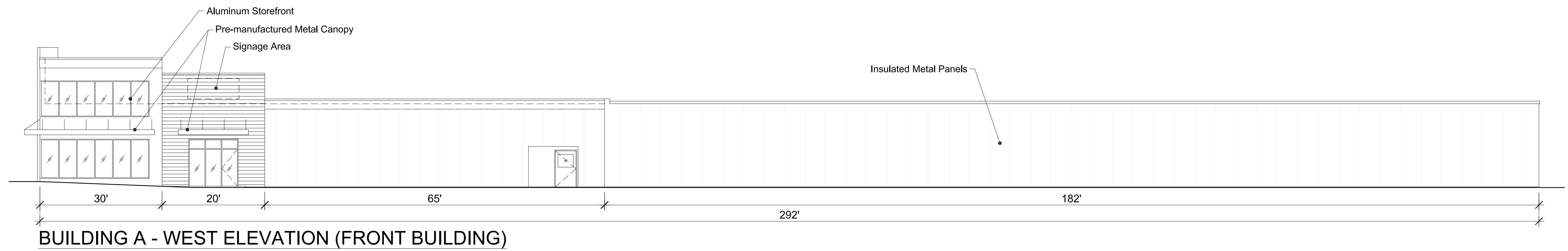
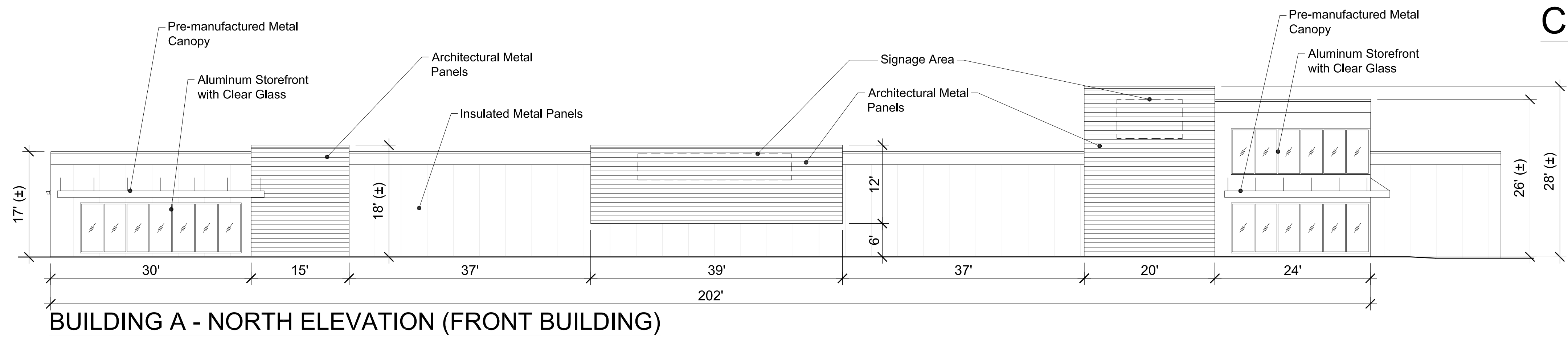
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FILE:
DRAWN BY: DEC
CHECKED BY: ANW
DATE: 07-2022

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CONCEPTUAL
GRADING &
DRAINAGE
PLAN

SHEET NUMBER
CG-101

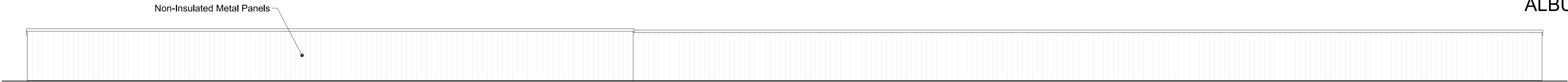
CONCEPT BUILDING ELEVATIONS

SELF-STORAGE FACILITY
SAGE RD. AND UNSER BLVD.
ALBUQUERQUE, NM
JULY 29, 2022

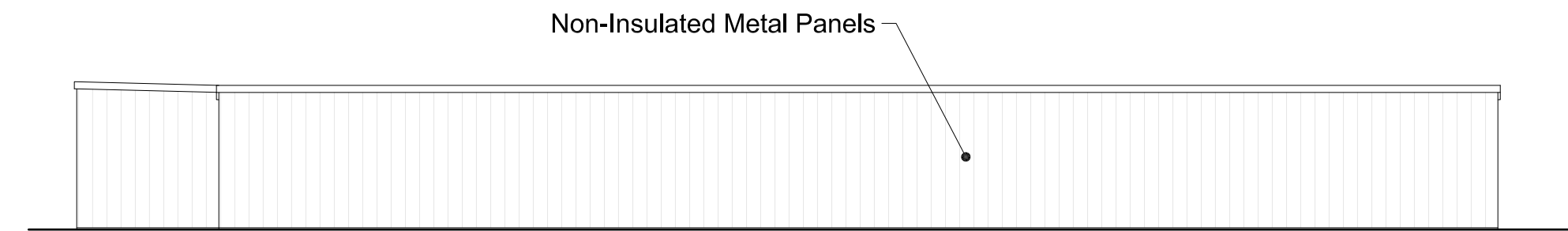


CONCEPT BUILDING ELEVATIONS

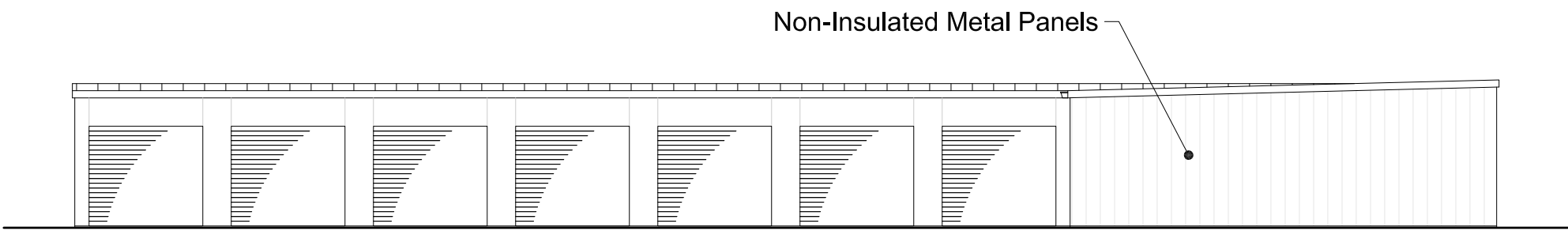
SELF-STORAGE FACILITY
SAGE RD. AND UNSER BLVD.
ALBUQUERQUE, NM
JUNE 13, 2022



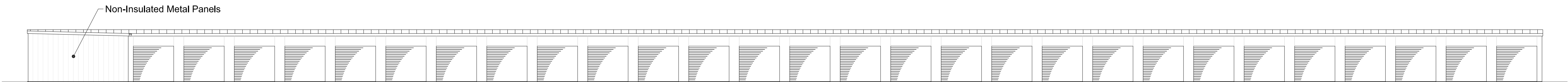
BUILDING B - NORTH ELEVATION



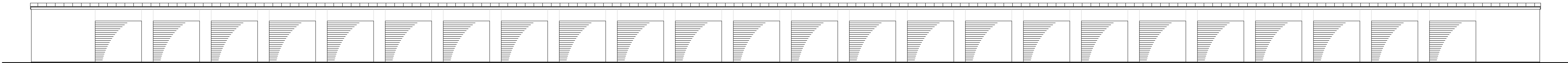
BUILDING B - WEST ELEVATION



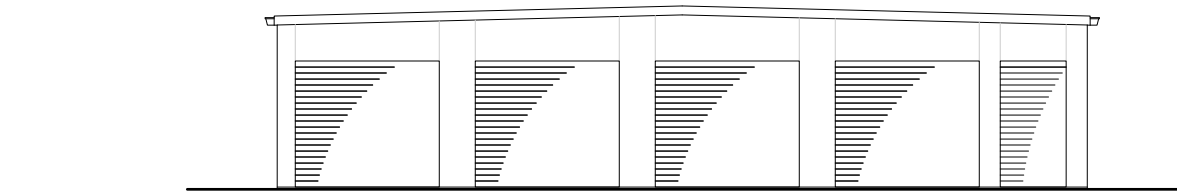
BUILDING B - EAST ELEVATION



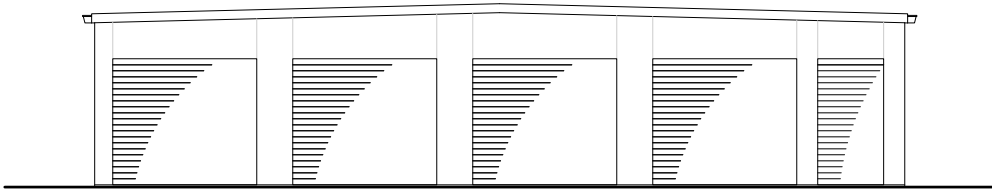
BUILDING B - SOUTH ELEVATION



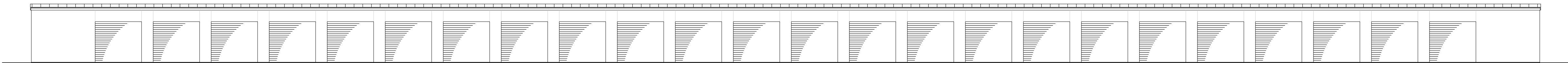
BUILDING C - NORTH ELEVATION



BUILDING C - WEST ELEVATION



BUILDING C - EAST ELEVATION

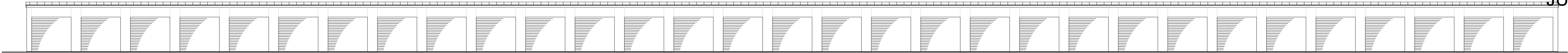


BUILDING C - SOUTH ELEVATION

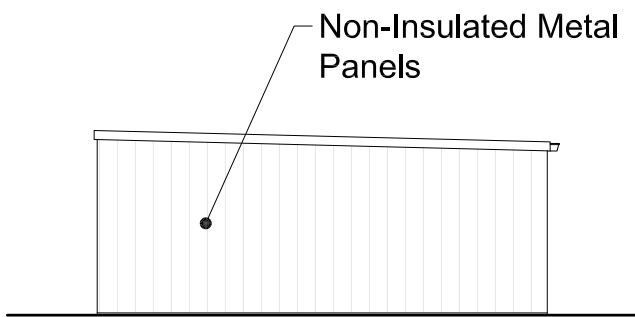


CONCEPT BUILDING ELEVATIONS

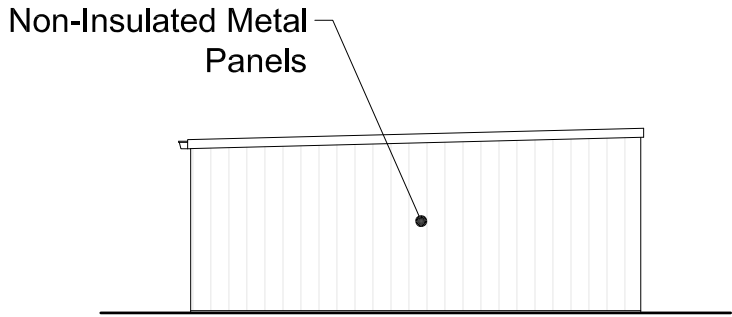
SELF-STORAGE FACILITY
SAGE RD. AND UNSER BLVD.
ALBUQUERQUE, NM
JUNE 13, 2022



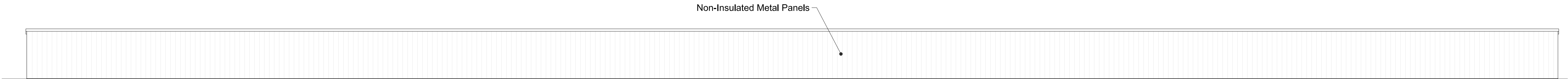
BUILDING D - NORTH ELEVATION



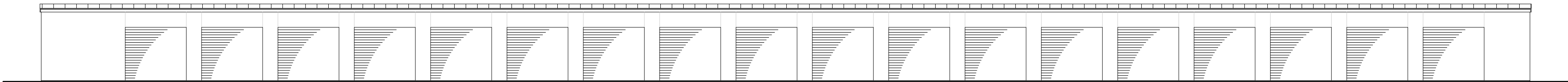
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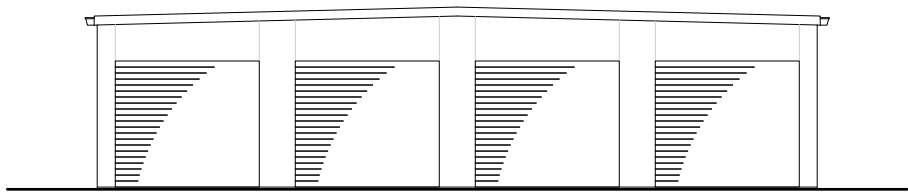
BUILDING D - EAST ELEVATION



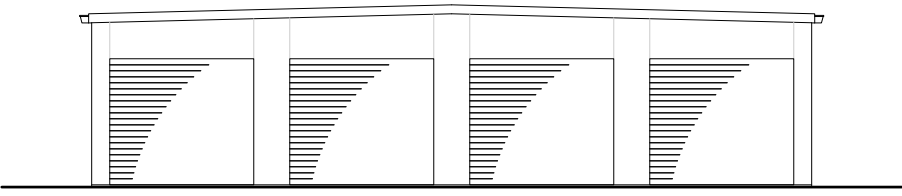
BUILDING D - SOUTH ELEVATION



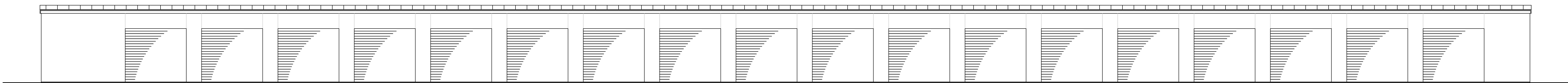
BUILDING E - NORTH ELEVATION



BUILDING E - WEST ELEVATION



BUILDING E - EAST ELEVATION

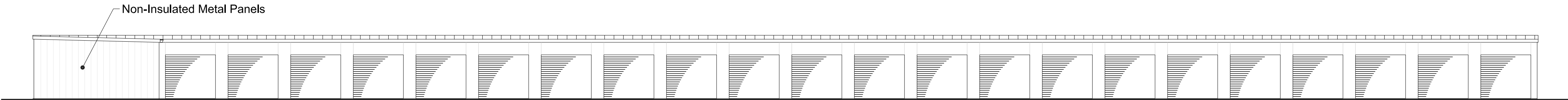


BUILDING E - SOUTH ELEVATION

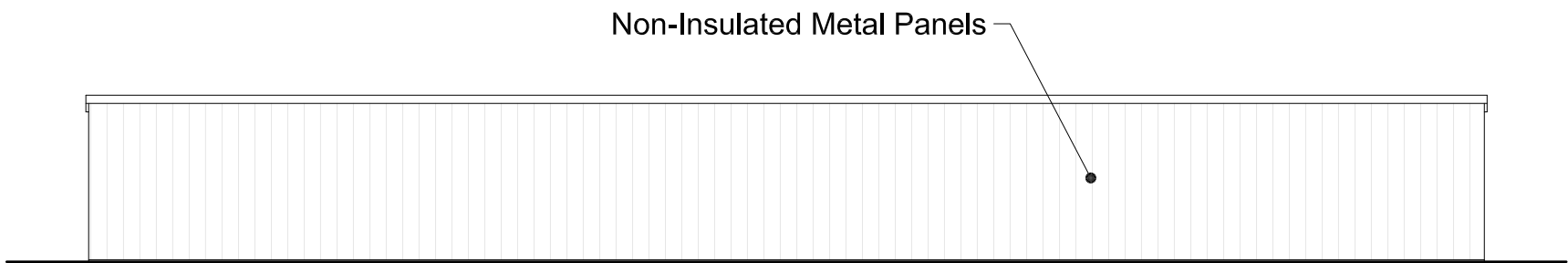


CONCEPT BUILDING ELEVATIONS

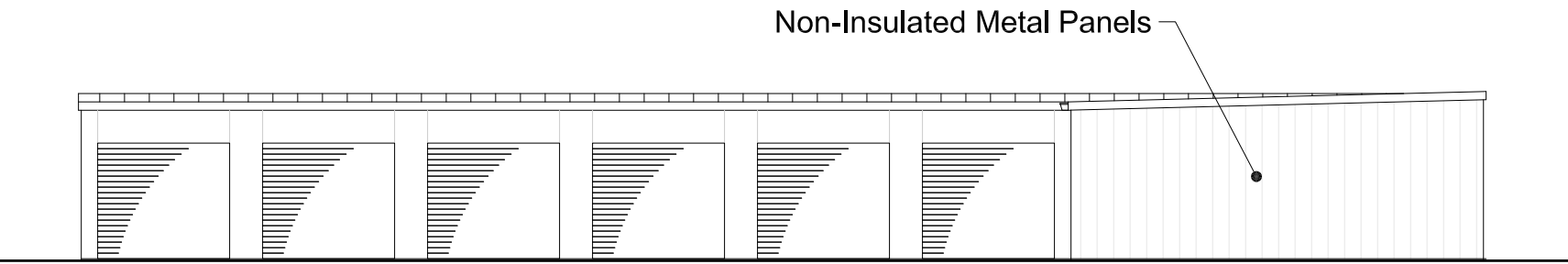
SELF-STORAGE FACILITY
SAGE RD. AND UNSER BLVD.
ALBUQUERQUE, NM
JUNE 13, 2022



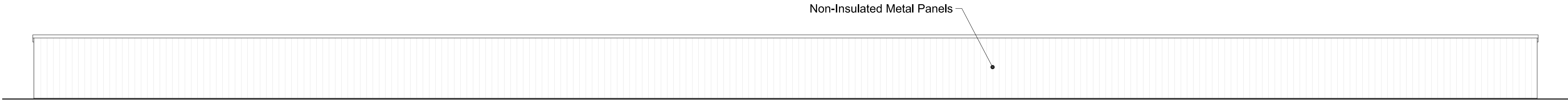
BUILDING F - NORTH ELEVATION



BUILDING F - WEST ELEVATION



BUILDING F - EAST ELEVATION



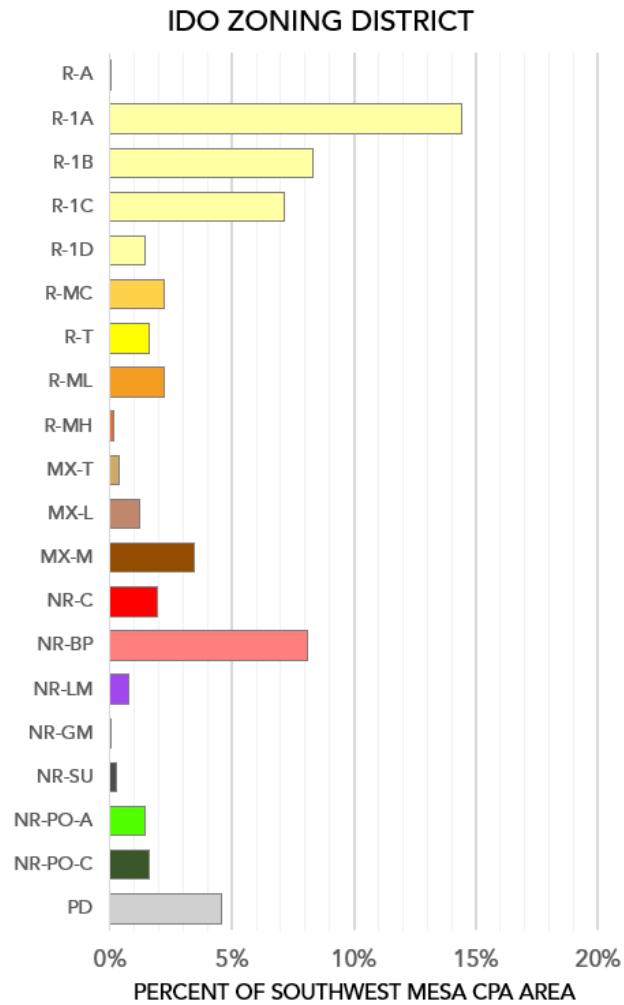
BUILDING F - SOUTH ELEVATION



The Long-Range staff recommends denial of the zoning amendment PR-2019-003120 for the following reasons: The applicant has not demonstrated that the proposed amendment would reinforce or strengthen the established character of the surrounding Area of Consistency to be advantageous to the community according to relevant Comp Plan Goals and Policies; including Goals within Land Use, Comp Plan Chapter 5, Policy 5.2.1. that aims to “create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods” (p. 5-33, Albuquerque/Bernalillo County Comp Plan); positioned by Policy 5.4.2.a to “ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth” (p. 5-38, Comp Plan); guided alongside Community Identity principles for Strong Neighborhoods promoting for the provision of establishments that promote revitalization and growth where desired, Community Health principles that provide for “a range of amenities” that reduce “the need to drive” (p. 4-3, Comp Plan), and Land Use principles for Strong Neighborhoods providing for an appropriate mix of land use that “protects and enhances neighborhood character and vitality”(p. 5-3, Comp Plan).

You will also find that there are less amounts of Mixed-Use Transition Zones in the SW Mesa Community Planning Area (CPA) and West of the Rio Grande, that provide for transitions between residential neighborhoods and more intense commercial areas and also provide for a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses, allowing for a more fruitful engagement of residents and activity.

Because the proposal does not promote adequate capacity for a mix of uses to support additional job growth appropriately desired for this neighborhood, nor promotes consistency and flux to change presently provided by the current MX-T designation; would be adding upon an already present self-storage population within the area – recognized by a voice from the community, and disengages from Albuquerque/Bernalillo County Comprehensive Goals and Policies for development to maintain Strong Neighborhoods and Community Health guidelines; evidentially, the proposal for a zone change at this particular site is recommended as insufficient for applicability.



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CITY OF ALBUQUERQUE

ENVIRONMENTAL PLANNING COMMISSION

M I N U T E S

Agenda Item 5
Project Number 2019-003120, RZ-2022-00039
SI-2022-01513-Site Plan-EPC
September 15, 2022

COMMISSION MEMBERS:

Tim MacEachen, Chairman
David Shaffer, Vice Chairman
Joseph Cruz (not present for vote)
Richard Meadows
Jonathan R. Hollinger
Gary L. Eyster, P.E. (Ret.) (Excused)
Robert Stetson
Jana Lynne Pfeiffer

PLANNING STAFF:

Catalina Lehner, Senior Planner
Sergio Lozoya, Staff Planner
Alfredo Salas, Senior Admin. Asst.
Matt Myers, EPC Attorney

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CHAIR MACEACHEN: Agenda Item Number 5, please.

MR. LOZOYA: Thank you. Mr. Chair, Commissioners. I will be presenting Agenda Item Number 5, Project Number 2019-003120, RZ-2022-00039, SI-2022-01513.

The request is for a zoning map amendment and associated required site plan EPC for an approximately five-acre site, located on Sage Road, Southwest. The subject site consists of one vacant lot and is in an area of consistency. It is not in a designated center and is located along Unser Boulevard, a commuter corridor designated by the comprehensive plan.

The applicant is requesting a zone change from MX-T to PD to facilitate future development of an outdoor self-storage and light vehicle rental facility.

The request is in direct conflict with IDO Subsection 26(A)(3)(c), as the proposed development could be achieved in substantively the same form through the use of one or more zone districts.

Light vehicle rental is conditionally permissive in the MX-L zone district and is permissive in the MX-M, MX-H, NR-C, NR-BP, NR-LM and NR-GM zone districts.

Self storage is conditionally permissive in the MX-L and MX-M zone districts, and is permissive in the MX-H, NR-C, NR-BP, NR-LM and NR-GM zone districts.

Light vehicle rental and self-storage together are permissive MX-H, NR-C, NR-BP, NR-LM and NR-GM zoning districts.

And I say this to demonstrate that there are many more viable, even easier choices, than the PD zone.

Use-Specific Standard 4-3(D)(29)(F) for self shortage prohibits direct outdoor access to individual storage units in the MX-L, MX-M, MX-H or MX-FB zone districts, but is generally allowed in the NR-C, NR-BP, NR-LM and NR-GM zone districts, which, again, are other viable and available choices for this type of development.

Staff recommends -- or I'm sorry. Staff finds that the request is not justified for multiple reasons. First, there are significant conflicts with the applicable comprehensive plan goals and policies, especially those regarding community identity, character, land use and city development areas. Zone change Criterion (a) of the IDO 14-16-6-7(G) is not met.

Second, Criterion (b) is not met because the applicant has not adequately demonstrated that the proposed zone would clearly reinforce or strengthen the established area of consistency.

The applicant discusses the proposed development of a self-storage and light vehicle rental regarding harmful uses; however, the proposed self-storage and relevant use-specific standards in IDO Subsection 4-3(D)(29) are not met; specifically, the outdoor-accessible storage units prohibited in the MX zone district.

An approximately 100,000-square-foot storage facility which overlooks the required use-specific standards is harmful to the surrounding area.

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Finally, the applicant's justification relies on the cost of land and economic considerations, in direct conflict with Criterion (g). The applicant cites construction costs and market demands as a reasoning for the proposed outdoor-accessible self-storage use.

A site plan EPC was submitted pursuant to IDO Subsection 14-16-2-6(A)(3), eligibility for rezoning to PD. However, the zone change justification is insufficient and staff is recommending denial.

The affected neighborhood associations are the Southwest Alliance of Neighborhoods, West Side Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower Neighborhood Association, and the Westgate Heights Neighborhood Association, which were all notified, to be required, along with property owners within a hundred feet of the subject site, which they were by the applicant.

Staff has not received any correspondence from the public regarding this request.

In sum, the zone change is not justified because it clearly conflicts with zone change Criteria (a), (b), (d), (f) and (g). The request would facilitate development characteristic of the NR-C zone, which is too intense for an area of consistency and the surrounding established neighborhood. The site plan cannot be approved without the associated approval of the PD zone.

Regarding Project 2019-003120, RZ-2022-00039, SI-2022-01513, staff recommends denial. With that, I stand for questions.

CHAIR MACEACHEN: Thank you, Mr. Lozoya.

Commissioners, do we have any questions for staff? I always get lost when we switch like that.

Hearing none, we'll go to the applicant. Who is going to speak on behalf of the applicant?

MR. STROZIER: That would be me, Mr. Chairman, Jim Strozier with Consensus Planning. And I believe, even though it was -- now seems like a long, long time ago, I was sworn in earlier.

CHAIR MACEACHEN: Is the character next to you going to speak, or do we need to swear him in?

MR. STROZIER: No, sir.

MR. MEGRATH: But the applicant is online, Mr. Commissioner, and I can be sworn in.

MR. STROZIER: Oh, yes.

CHAIR MACEACHEN: Please state your name and address for the record.

MR. MEGRATH: Yes. Todd Megrath, 104550 Cheyenne Boulevard, Las Vegas, Nevada.

CHAIR MACEACHEN: Thank you. And if you'd raise your right hand.
 (SPEAKER SWORN.)

CHAIR MACEACHEN: Please start your presentation. You have

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10 minutes, Mr. Strozier.

MR. STROZIER: All right. I believe I have sharing capabilities here, so just a moment. All right. Can you all see my screen?

CHAIR MACEACHEN: I can.

MR. STROZIER: All right. Thank you. Well, as you -- once again, my name is Jim Strozier, principal at Consensus Planning. And as you might recall, we were -- we came before this commission with a -- with an earlier application for this particular piece of property and had requested a zone map amendment to NR-C. And we felt that that was justified, but recognized that there was some concerns with the issue of it being a spot zone. And we had a lengthy conversation at the planning commission hearing that ultimately ended with our withdrawal of that request. And so I want to speak to that. And I'll try and get through this quickly.

So once again, this site is located on the Southwest mesa. It's outside of any identified comprehensive plan center. It's along the Unser Boulevard commuter corridor, which does promote auto-related uses and other types that are different from some of the other corridors that are identified in the comprehensive plan.

The zoning, the site is currently zoned MX-T. MX-L is adjacent on the lots along Sage and Unser, at the corner. PD, there's PD immediately around this particular location across the street to the north and across the street to the west.

So the purpose of this request, and I think this was talked about at the earlier EPC meeting, was -- and when we get into the site plan, I think this will become clear, but the idea behind this project is to do a combination of indoor climate-controlled storage, which would be along Sage Boulevard. And those are typically -- you know, look like a -- more like an office building in their character. And then the back portion of the property, which is really behind the frontage on both Unser and Sage, was the area -- is the area that we would like to utilize for basically the single-story, low-scale access directly from the storage units to the exterior, not an interior hallway. And we think that's a really good use for this location.

And once again, to go NR-C is really the first zone that allows this particular permissively. So while self-storage is, as Mr. Lozoya pointed out, it is a conditional use in the MX zones, it does not allow exterior access to the storage unit.

So in order to do a project as our client would like to build here, the only way to do that is either through NR-C -- we went down that path, and it seemed clear that the planning commission was not in support of that, but I think was in support of us re-looking at the possibility of coming back with a site plan and a PD. So that's what we're here to talk about today.

Let's see if I can get all these little messages. All right. Let's go back here.

So along the street, once again, along -- along Sage, we are proposing a two-story, 28-foot-tall indoor climate-controlled storage building. That's where the office would be located and access to that building would be from there. The rear portion at -- which is back behind the existing Family Dollar and the daycare, and it would be behind this building, would be the low-scale exterior access storage buildings.

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We've got landscape buffers adjacent to the residences to the south and the residences to the east. And really, you know, you just went through a whole long conversation about -- you know, and it's an unfortunate situation, but right now, vacant properties that -- especially those vacant properties that are not easily seen from the street, are often subject to a number of what we call attractive nuisance situations, illegal dumping, homeless encampments, those types of things are -- unfortunately, that's happening across the city, and that's -- and this is no exception.

So with this site plan, you can see that the main building on the front, the indoor climate-controlled building, we have an attractive streetscape, trees along Sage Road. Once again, that building, the front of it looks really more like an office building than anything else, 28 feet tall, consistent with the character of other business uses around that area.

The buildings in the back, down here, these are the single-story exterior access storage units, would all be secured, fenced. Access is limited to coming in from -- from the front, from Sage Boulevard and from this interior access road. It would be controlled with the gate into this back area. So high degree of security for that back property.

We think it's an appropriate transition between the residences to the south and the more intensive business operations on -- on the north end of the property. It will alleviate some of those negative uses that we're seeing on vacant properties; and especially properties that don't have a lot of visibility out to the streets. Illegal dumping and homeless issues are part of that.

You can see the heavy landscape buffer along the south edge and along the east edge, trees along that edge where we have the existing neighbors and houses.

So the justification letter, I think, you know, certainly we beg to differ with the staff's interpretation. And we know that there is a real -- a lot of push-back on the part of the planning staff to use the PD zone and create new PD zone areas within the city.

I think that in this case, it is an appropriate use of that zone and an appropriate use of -- of the site plan control. And I think that's what gets us the policy support.

Right now in the MX-T, you could do residential on this. There's a lot of policies in the comprehensive plan that promote business uses as opposed to adding more residents. This type of use does not generate a lot of employees, but it does have some, and it provides a necessary service to the community.

Once again, we think that this site is well suited for this type of self-storage project. And I want to reiterate that when I say "this type of self-storage project," I'm talking about a combination of indoor climate control and the exterior access. And that's really what makes the MX zones not a viable option for this property.

There's a need for this kind of service. The only use that would be allowed on this property, based on this zoning and this site plan, is self-storage. The building height, configuration and buffering all defined within that site plan is more restrictive in many ways than the current MX-T zoning.

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This use provides an appropriate transition between the MX-L and the businesses on the north and the west side of the site to those single-family homes.

The variety of additional intense uses beyond self-storage is really what caused the problem with the proposal for NR-C. The proposal for NR-C was basically to do exactly the same project. But with the NR-C, you get a whole bunch of other uses that would be allowed that could potentially be harmful to the neighborhood.

So the NR-C, once again, we had that conversation with this commission. I think I would characterize it as you asked us to go back to the drawing board and come back with a different approach. I think that's what we've done.

I know staff doesn't like this approach either, but we're hopeful that you all find that it is justified and it would be a good use of this property.

Once again, staff had recommended MX-L zoning, but MX-L would not allow this particular project. And this site plan is very specific and limits the use to just that.

We have met and we've coordinated with the Stinson Tower Neighborhood Association. Back in April, we had a meeting here at our office and we went through the pros and cons of this. They liked the idea of a storage.

The reason that they like it is, number one, it generates very little traffic. Number two, the buildings in the back are roughly 10 feet tall. So with a wall and landscaping, you're not even going to see those buildings if you're a neighbor to this.

The building that's out along Sage is two stories, 28 feet tall. We have followed up with the neighborhood association following the previous hearing, and they remain in support of the storage project.

And with that, thank you. And Todd may have some additional points that he'd like to raise.

Once again, I think that the -- I think that the last planning commission hearing and the discussion at that hearing sent us down this path. I think that the site plan, as presented, proposes a great use of this property in a way that will be beneficial to the surrounding community, is supported by that community, and mitigates any potential negative impacts.

These uses are quiet, they don't generate any traffic, they're attractive. The landscaping along the buffer will basically screen --

CHAIR MACEACHEN: Mr. Strozier, I'm going to have to ask you to wrap that up, please.

MR. STROZIER: Okay. Yes, sir. All right. I got it. When we have a recommendation for denial, we have to give it a little more -- give it a little more time. But I appreciate your indulgence. Thank you.

CHAIR MACEACHEN: No, no, no. I mean, if you want to ask for our support, thank you -- thank us for our time, we'll just go to the next thing.

MR. STROZIER: All right. Thank you.

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CHAIR MACEACHEN: No offense. I thought that was a great presentation.

Commissioners, any questions, concerns with Mr. Strozier's presentation?

Commissioner Shaffer.

COMMISSIONER SHAFFER: Mr. Strozier, would you mind going back two slides, since you still have everything on the screen. So this question, Point 3, staff recommended a change to MX-L zoning under which this type of self-storage is not permitted. Staff, I would just like, just on that particular point --

MR. STROZIER: Yes.

COMMISSIONER SHAFFER: -- I would like to ask staff to chime in on that, that Point Number 3.

MR. LOZOYA: Mr. Chair, Commissioner Shaffer, so back in April, or maybe even before April, when this case first was on my desk, I did meet with Consensus. And my recommendation for the MX-L zone was due to the fact that it is in an area of consistency, it is surrounded by residential uses, and MX-L would match the surrounding property.

So at that time, they were asking for NR-C, so that's where the MX-L zoning recommendation came from.

In addition to that, they could ask for self-storage as a conditional use, but under the ZHE, of course, as I said in my presentation, outdoor-accessible self-storage is not allowed at any MX zone, conditional or -- or where it's allowed permissively.

COMMISSIONER SHAFFER: Okay.

MR. LOZOYA: But I thought -- sorry. I just thought at that point in time, it would be easier to ask for MX-L and then get a self-storage use through the ZHE.

COMMISSIONER SHAFFER: Okay. So you were -- thank you for the explanation, Mr. Lozoya.

So at the time, and you're talking about back in April, this was your compromise, was, here, this might be a simpler path. Go to MX-L, then ask for, for lack of a better term, for forgiveness, to make the use then conform to what was allowed in the space.

And so are you agreeing with Mr. Strozier's comment here saying this type of self-storage, because of the outdoor access, is not permitted and probably would not -- probably wouldn't pass through the hearing examiner?

MR. LOZOYA: The outdoor -- Mr. Chair, Commissioner Shaffer, the outdoor-accessible self-storage would not, would not pass. So they would have to then follow the use-specific standards in place for self-storage, which require that self-storage in the MX zones be climate controlled and accessed through an enclosed portion of a building.

COMMISSIONER SHAFFER: Okay. Well, thank you for that clarification. Between your presentation and how this was worded, I wanted to make sure that, you know, options were being explored and gotten as far as you could get with a dead end, for lack of a better term, because of the outdoor-accessibility part.

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But okay, thank you. I appreciate the explanation.

CHAIR MACEACHEN: Commissioner Hollinger, did I see your hand up?

COMMISSIONER HOLLINGER: Mr. Chair, thank you.

So comments and also a question. So I'll start with a question first.

Is it Mr. Megrath, did I get your name correct?

MR. MEGRATH: Yes, that's correct.

COMMISSIONER HOLLINGER: Do you have any additional comments after Mr. Strozier?

MR. MEGRATH: No. I think Mr. Strozier appropriately sort of presented our case.

I'm certainly happy to comment as, you know, questions come in or additional comments. But for right this second, no. I'm happy to provide insight where needed.

COMMISSIONER HOLLINGER: Very good. Okay. So in regard to this case, I think that, personally, PD is a creative solution, because it's tied to the site specific plan. The idea of low traffic and low volume of noise seems like a positive externality for the surrounding residents. Low visibility, in addition to neighborhood support, all sound really good in my opinion.

So the question is, does staff -- if you're recommending denial and outdoor storage facility is prohibited in any MX zoning, what other solutions might you offer, and/or would you be willing to change your opinion?

CHAIR MACEACHEN: Ms. Lehner.

MR. LOZOYA: Mr. Chair, Commissioners -- or go ahead, Ms. Lehner. I was prepared to answer, if you don't mind.

CHAIR MACEACHEN: Sure. She had her hand up, but I --

MR. LOZOYA: Oh, sorry.

MS. LEHNER: I can follow up after Mr. Lozoya.

CHAIR MACEACHEN: Okay. Mr. Lozoya, then Ms. Lehner.

And, Commissioner Armijo, I saw your hand and we'll get there.

MR. LOZOYA: Mr. Chair, Commissioners, would you mind if I shared my screen, please. Just -- this will remove -- yeah, thank you.

Okay. Mr. Chair, Commissioner Hollinger, so back in April, when this first came before the EPC, we did ask for a deferral so staff could go ahead and have internal discussions on this.

I met with the long range planning manager, I met with the ZEO. I met with Catalina. We all sat down and we looked at -- I had several -- I had several ideas, I had several ways to think about, you know, how could we make this possible.

We looked at the PD zone because, at first glance, it does seem like, okay, how can we make this allowable without harming the neighborhoods. And that is, at first glance, sounded like a good conclusion. However, using the PD zone in this manner is

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reflective of how the SU zone used to be used prior to the IDO.

Now, the SU zone has a required site plan, and so now there are all of these parcels and all of these lots that have their own rules and their own specifications, and the city now must keep track of all of these parcels.

So the intention of the IDO was to move away from that, that the Integrated Development Ordinance has rules that are common throughout Albuquerque. Okay? The PD zone is not a -- do not do a use-specific standard zone, as shown on the screen here.

The purpose of the PD zone is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts.

I listed off roughly about five different zones where this is possible, how it is presented with outdoor-accessible storage. It is NR-C and beyond. Pretty much all the nonresidential zones allow the use as presented by the applicant. So it does not meet that requirement.

Provided that these projects are consistent with the Albuquerque Bernalillo County Comprehensive Plan, as amended, and include standards that would not otherwise be required of the applicant in order to provide significant public civic or natural resource benefits.

My apologies, but I do not see, like, a significant benefit here. This looks to me like a standard development for storage. It is not innovative. It can be achieved through many other zones.

And my concern is, if we allow this and we give approval to the zone and the site plan, there is a lot of PD in this area, so now the PD becomes don't do the use-specific standard zone. The PD becomes find a work-around zone. And that is not the intent.

COMMISSIONER HOLLINGER: So, Mr. Lozoya, you said there are a lot of options without outdoor storage; is that correct?

MR. LOZOYA: Mr. Chair Commissioner Hollinger, there is. And, you know, at this point, it's already been a lengthy process, so I don't know if the applicant would be amenable to these options.

But, like, the original option, like MX-L, which I think would be, you know, an easy case to argue for, and going through ZHE, that makes the most sense. That allows the protections for the neighborhood to remain, that allows the use-specific standards to remain, and, of course, the outdoor-accessible option would not be available. But I think that is kind of a crux of this request that I don't think the applicant is willing to forgo the outdoor-accessible storage.

COMMISSIONER HOLLINGER: So your proposed solution is to forgo outdoor storage and continue with MX-L? That's your opinion? Just to make sure I understand correctly

MR. LOZOYA: Mr. Chair, Commissioner Hollinger, that would be the way to do this. In my mind, that would be the most adherent to the IDO.

COMMISSIONER HOLLINGER: Very good. Thank you for that. I'll yield.

CHAIR MACEACHEN: Commissioner Armijo, I'm going to get to you.

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But while we're on that zoning aspects of it, I'm going to ask Ms. Lehner if she'd like to speak

MS. LEHNER: Thank you, Mr. Chair, Commissioners. And I had intended to do follow up after Mr. Lozoya had spoken.

And I think there are many options available. But the applicant is simply choosing a path which is in direct conflict with the IDO and pretty much adamantly refuses to consider other things.

Now, the issue is, we can go back and talk about the way the IDO is set up. Now, I am incredibly familiar with the old SU-1 zoning system of, like, contract zoning based on a site plan, and that is exactly what they're asking us to do in this case, or asking you to approve.

Now, as Mr. Lozoya has gone through the rationale for the PD zoning, it has to be an innovative project that cannot be accommodated through the use of other zones. That is plain language that we simply cannot get around.

So using the PD zone as back door to avoid use-specific standards is unwarranted and unadvisable.

The way the IDO is set up, and this is what -- the core of what makes it different than the other system, is that, here's your use table, these are things that are permissive. Now, you see in the corner of the use table, 4-3(D)(29), if you want to do this use, self-storage, you have to follow these standards. That's how you get the use.

Now, what they're suggesting is to do something that circumvents the standards. And that's not something that we're able to support. That's the zoning overview.

Now, if you want to get into the details of the zone change justification, it was written poorly, in my opinion, and it does show that there's a lot of conflicts with what Mr. Lozoya pointed out. So we can go through all the zone change criteria and show that this isn't simply based on definitions. There's much more to support a denial.

CHAIR MACEACHEN: Thank you, Ms. Lehner.

Commissioner Armijo.

COMMISSIONER ARMIJO: I think my questions were answered. Thank you.

CHAIR MACEACHEN: Takes that long to get to you, they probably are.

I saw that the owner, the applicant, himself, had his hand up.

Mr. Megrath, you had something to add?

MR. MEGRATH: Yes, I did. And it was -- and I don't know about convenient, but I obviously can't share my screen, but if we read the next statement within the PD, there was certainly plenty to be said.

Mr. Lozoya, if you'd like to bring back up.

So very clearly, so one, small and medium innovative projects, I believe we've demonstrated that this is within that category as far as being able to utilize low-intense uses within a -- within

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different zones and apply them to a single area.

And then I think most importantly, the sentence where we stopped reading about the purpose is this zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant.

I think we've clearly demonstrated not only a willingness to continue to negotiate with staff and yourselves, and we obviously appreciate that, but that also, between the uses and standards and how this is just not -- unfortunately, it has not fit perfectly within any of these, and we're continuing -- or we hope to continue to demonstrate that we are trying to very, I hope amenably, but openly continue to negotiate this site and these uses. So it was just interesting that it was dropped before that sentence.

CHAIR MACEACHEN: Thank you, Mr. Megrath.

Commissioners, anything -- and now Consensus has their hand up. I'm going to go to the commissioners first.

Commissioner Meadows.

COMMISSIONER MEADOWS: Yeah. So I just wanted to ask Mr. Strozier again, so is -- back in April, is this the same site plan that the neighborhood saw and they were okay with, or has it changed?

MR. STROZIER: Mr. Chairman, Commissioner Meadows, this is a refined version of what they saw. But basically, for all practical purposes, similar, with more detail added regarding the buffers and the landscaping. We didn't have buildings elevations at that time.

COMMISSIONER MEADOWS: Did the site plan that you had shown them, did it have the controlled-environment storage unit?

Because it seems to me that that would be -- that should be more of a concern, because it's a taller, larger building; whereas, the ones that you access from the outside, are kind of low strung and -- I don't know, I was just wondering about that, if they were aware that it also included this large building.

MR. STROZIER: So, Commissioner Meadows, just to let you know, they -- what we talked to the neighborhood about at that time was a combination of the two. And I put the site plan back up so that you could see it.

But basically, the issue is -- and this is what we talked to them about, is what do you do with this back strip of property that is a viable use that provides security and control in that what I characterize as the back 40, behind those commercial buildings. So that was really an integral part of our conversation with the neighbors.

COMMISSIONER MEADOWS: Yeah, because the larger building actually backs up onto the residences. What about the light? Is there going to be -- are there windows in that building? And I don't kind of remember what the elevation looked like. And also is there lighting that is on 24 hours? But that's come up in a lot of conversations we've had with the public, is the lighting from those enclosed storage buildings.

MR. STROZIER: Right. Mr. Chairman, Commissioner Meadows, I don't think we've gotten into that level of detail of

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conversation on that, but I believe -- and I believe that there are actually some amendments in the last round of IDO changes that addressed that concern. And I know that in general, we talked about lighting and making sure that it was sealed in and not oriented towards the neighbors. And we will certainly adhere to that commitment.

COMMISSIONER MEADOWS: Okay. So what would I be seeing? If I were those residents to the east of the building, of the enclosed building, what would I be seeing?

MR. STROZIER: So you would not see the same level of windows and architectural detailing that is along the main entry, which is on the -- so we've got the street facade -- what we have up on the screen is the street facade, the north elevation and then the west elevation, which is kind of the customer access to the climate-controlled building.

We'd -- you would basically see -- and going back real quickly, because it's sticking in my brain, your comment about the height.

So the MX-T zone that it's current -- the current zoning allows up to 30 feet in height, and this is -- the building, the main portion, is designed to be less than 28 feet in height. You can see that the dimension -- you probably can't read it, but roughly, this elevation of the main portion of the building, besides the kind of front facade, is roughly slightly less than 18 feet.

COMMISSIONER MEADOWS: Okay. That helps me. And then you do have the buffered landscaping that may grow up. And, you know, you see a blank wall, but you'd also see all the trees that you're planting along there.

MR. STROZIER: That's correct.

COMMISSIONER MEADOWS: Okay. All right. That helps. Thank you.

CHAIR MACEACHEN: Thank you, Commissioner Meadows.

Ms. Lehner.

MS. LEHNER: Thank you so much, Mr. Chair, Commissioners. And --

CHAIR MACEACHEN: She froze.

MS. LEHNER: -- Commissioner Meadows, I think they're approaching this thing kind of backwards.

The first thing for the commission's consideration is the IDO requirement that says a PD zone district will not be accepted or approved for any proposed development that could be achieved in substantially the same zone. That's the first thing to discuss.

Now, if that is determined that that's okay, which I see a direct conflict, I don't see any way around that. But then we would need to talk about the zone change criteria, because the PD site plan is completely moot if the zone change is not approvable.

So I think the question is going to be, one, PD zone; two, is the zone change justified or not. So I think that's really the meat and potatoes of this hearing.

CHAIR MACEACHEN: Thank you, Ms. Lehner. Always can count on you to keep us on course.

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So is your hand still up, Mr. Strozier, or...

MR. STROZIER: Well, I just did want to, you know, address some of those things.

So, you know, it's -- I do beg to differ that the -- that I don't think that it was a poor justification, as Ms. Lehner characterized it. I think we went through in painstaking detail the response to each of the criteria provided for in the zone change justification letter that we've provided.

We went back and forth with staff and made several refinements to that letter as part of this process.

Going back to the -- the question of innovation, and so once again, I think that what -- the way I would characterize it, I think Mr. Megrath commented on the same thing, that the combination and the layout and orientation of the climate controlled self-storage building and the exterior controlled access building is unique and does provide a solution to this odd piece of property and provides the ability to -- once again, in terms of significant benefit.

So significant benefit, I think we've talked about it, but that criteria, to me, is very easily met in this situation, because it's a controlled use, there's security associated with it, there's landscaping and buffering, it's visually mitigated by the height of those buildings, and it provides a needed service in this area.

Not everyone in our community can afford the climate-controlled or wants the climate controlled-storage opportunity that that front building requires. Some things are appropriate to be in those exterior-controlled buildings.

So I think if you look at the justification, I think you look at how we meet the PD -- and this is an area, and Mr. Lozoya mentioned it, this is an area of our city where we have a lot of PD in this area and those are already zoned. So we have PD immediately across the street to the west.

I don't think -- I think it's an appropriate way to accommodate this unique use that the neighbors support, the neighbors need and addresses a significant problem, or certainly a potential significant problem, which is what do you do with that back area so that it does not become an attractive nuisance. And, unfortunately, that's the city we live in today and it was your part of your conversation for the last case.

CHAIR MACEACHEN: Thank you, Mr. Strozier.

Mr. Lozoya, I see your hand up, and I'd like you to have -- just kind of consolidate your comments for you close, and we'll see what else the commissioners have so we can do it all in one fell swoop.

Commissioner Hollinger.

COMMISSIONER HOLLINGER: Thank you, Chair. I'll try to be brief. This question is to Mr. Strozier.

In regard to your design plan, would you consider outdoor storage a critical component of your design?

MR. STROZIER: Yes. And, Mr. Chairman, Commissioner Hollinger, so I think you could still see my screen. The question is not

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whether or not climate-controlled storage is an appropriate use on a portion of this property. But indoor climate-controlled storage does not work in this back area, and it would put the taller building next to those neighbors.

And so what we've struggled with and what the owners have struggled with from the beginning of when we started working on this property is what do you do with this back portion of the property, the L, if you will, that's back behind?

You're going to have -- you're got to Family Dollar, you've got the daycare, you've got the copy place. You're probably going to have a couple more restaurants on this, and you end up with this little strip of land in the back with nothing on it.

And it's just incredibly difficult to figure out a use that makes that portion of the property viable and does it in a way that provides for security and eyes on the -- eyes on the street, if you will, that we don't -- you wouldn't normally have.

So it is a critical part of this, because that's how you utilize that back portion of the property, which is unique and different than most of the properties in that area.

COMMISSIONER HOLLINGER: And thank you for that, Mr. Strozier. I'm looking for justification as to why PD is applicable. Staff seems to be in conflict with the idea that you could set a precedence where we're finding a back door.

How far, if -- at least in my opinion, if this is a critical component to your design, that seems like it may lend itself to the PD being more applicable.

CHAIR MACEACHEN: Thank you, Commissioner Hollinger.

Commissioners.

If there are no more questions for the applicant, go to public comment.

Mr. Salas, do you have anyone signed up for public comment?

MR. SALAS: Chair and Commissioners, nobody has signed up to speak.

If anybody wishes to speak, please say so now.

No, sir.

CHAIR MACEACHEN: Thank you very much.

So I guess we will go to the applicant's closing comments.

MR. STROZIER: Yes, thank you. I'll be brief. I think I just kind of went through most of my closing comments a minute ago.

I would say that I would ask this commission to consider -- and maybe it's a little outside the box, and maybe it is not 100 percent consistent of staff's view with the PD zone, but I think that there is justification for this.

I think as we discussed at the last hearing, when we were talking about the NR-C, I think the commission kind of sent us down this path to explore it. We feel that it's justified. We feel it's a good solution. I think the neighborhood feels it's a good solution. It provides security, it provides a viable use and

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economic use of this difficult property to develop and provides a needed neighborhood service.

I think the site plan gives -- should give this commission, the city and the neighborhood the control that they need to make sure that the problem with our previous request to NR-C didn't give.

NR-C allowed a whole bunch of things that could generate traffic and noise a potential harmful impacts. This does not.

Storage is a great use for this property, and the indoor climate-controlled portion out on the street presents a nice facade for this area and does it in a way that I think will be truly a benefit to this property and the surrounding neighborhoods around it the. And we urge your consideration of this request for those reasons. Thank you.

CHAIR MACEACHEN: Thank you, Mr. Strozier.

Mr. Lozoya, closing comments by the city, please.

MR. LOZOYA: Mr. Chair, Commissioners, again, I would just briefly reiterate my main points.

The request is in direct conflict with IDO Subsection 2-6(A)(3)(c), eligibility for rezoning to PD, as the proposed development could be achieved in substantially the same form through the use of one or more zone districts.

Those zone districts are as follows: NR-C, NR-BP, NR-LM and NR-GM, and that's four different zones where a development like this would be possible.

So therefore, it does not meet the eligibility requirement for PD based on that.

Moving on to justification for the zoning change policy analysis, it conflicts with Criterion (a), Criterion (b), Criterion (d), (f) and (g). So there are several conflicts, even just within the justification of the zone change.

Again, I also would like to just comment on Mr. Megrath's comment on the negotiated portion of this process. And I believe that the city has done their part in negotiating, and the city is willing to negotiate, should the commission choose to approve this.

However, staff does request a continuance if it is going that direction, so we can more thoroughly address the site plan and continue to negotiate with the applicant.

CHAIR MACEACHEN: Thank you, Mr. Lozoya.

Ms. Lehner, do you have something to add in the closing comments?

MS. LEHNER: Thank you, Mr. Chair and Commissioners.

As Mr. Lozoya had said, with the request to the PD zone, it requires very explicit listing by the applicant exactly what is going to be varied and negotiated.

The site plan was -- another -- an additional use was thrown into the site plan at the last minute. We received it late. It was extremely difficult to try and navigate through that. And the burden is on the applicant to provide that clarity, and it has not been provided.

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Furthermore, with respect to the argument that, oh, storage is just a great use, well, I think it has been shown throughout the community, and as Commissioner Meadows has brought up, that these uses are -- especially one that's going to be 100,000 square feet and near neighbors, they cause problems. They've caused problems in Nob Hill, they've caused problems in different places.

That leads into Criterion (d) of the zone change justification regarding harmful to adjacent properties in the neighborhood or community.

Furthermore, I think there's a direct conflict with Section (g). Now, we understand and the Criteria (g) of the zone change criteria acknowledges that, you know, cost of land, economic factors, that's always going to be a factor in some way, but the applicant's justification cannot rely primarily, predominantly or completely upon them.

That is what this applicant is doing. It is a strictly economic argument that they have to have an outdoor component of the storage in order to justify the zone change and get around the use-specific standards. That's what the conflict is about.

Not only does it not qualify for PD, and not only do we not want to go backwards to the negotiating like the old SU-1 zones for projects that are not innovative in any way, shape or form, this is directly economic.

And if the applicant was more willing to just following these specific standards, get a conditional use, it's a much easier route.

CHAIR MACEACHEN: Thank you.

Commissioners.

Commissioner Shaffer.

COMMISSIONER SHAFFER: So I think this is a good definition of a conundrum. And I say that because we're literally -- you know, I agree with what the applicant has said, of saying, "Look, we've got no neighborhood option, the neighborhood wants it. We've got all these positives that are happening for this project," yet it's not meeting the letter of the intent of the IDO, which is the only thing we're supposed to consider, if we look at it that way.

So it's a weird discussion that we're having, because we just made the point in one of other projects that, oh, well, because the weird size and shape of this lot, this is perfect. And the only way you can get it, there's no way you can make it indoor accessible because of the shape of the lot, so it has to be outdoor, we've got these restrictions, blah, blah, blah.

In reading the letter that came in from long range planning, that came in as part of the 48-hour material, I think it was 48-hour, but that letter, normally that letter would have been included in the staff report, but I mean, they've got serious concerns, too. And I get it. I mean, you don't want to set this weird precedence that, oh, they did it the one time, so now here's a back door.

And I would be more concerned about that if there wasn't already a plan for the space -- or for the lot, if they didn't already go through the -- they didn't have a use specified for this, if they were just -- this is just willy-nilly trying to figure out what

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could they do there, let's get the zoning change, then I understand the super concern about, oh, now we've zoned this zoning and it can be everything in the world.

Well, you're not going to go build a self-storage facility of this magnitude and price, and then turn around and tear it out and then have it open for something else.

So you got all these different mitigating factors, so this is rough, because we've got to adhere to the IDO and what it says, but I don't know, I'd be encouraged -- I'd be inclined to move for a continuance for further discussion, if we think that that's going to further the end result and bring this up again next month.

But I would not be in favor of a continuance if everyone says, "No. We've dug in, and what's the point?" So there you go.

CHAIR MACEACHEN: Commissioner Hollinger.

COMMISSIONER HOLLINGER: Thank you, Chair.

Mr. Lozoya, you named off four other zones that were appropriate, but you said them rather quickly. Can you reiterate those.

MR. LOZOYA: Mr. Chair, Commissioner Hollinger, yes, I could do that.

So as presented, which includes the outdoor-accessible self-storage units, it is permissive in the NR-C zone, the NR-BP zone, NR-LM zone and NR-GM zone.

And as you've noticed, those are all nonresidential, and those are all, like, very intense zones, more intense than the MX zones.

And just really quick, I promise I'll be quick, another use that's up for discussion is the light vehicle storage. So it's not just -- I'm sorry, light vehicle rental. So it's not just self-storage. It is light vehicle rental facility, as well. Staff was informed of this about week or two prior to the posting of the staff report, which is a week after internal deadline.

So more discussion is required as far as how that will operate and what that looks like on the site. So that is kind of a big question mark, as well.

COMMISSIONER HOLLINGER: And of those four zones that you just mentioned, do any of all of them include outdoor storage to fit their need?

MR. LOZOYA: Mr. Chair, Commissioner Hollinger, yes, sir. So all of those zones would allow, as shown, how this development is proposed. So it would allow the outdoor-accessible self-storage.

In some cases, in the NR-C zone, outdoor-accessible self-storage is not allowed. So if you are in an urban center, main street or premium transit, you cannot do outdoor-accessible in a nonresidential commercial zone, which is way more intense than any of the surrounding zones near the subject site.

COMMISSIONER HOLLINGER: Okay. So you just said that NR-C would fit their plan, but then it sounds like you contradicted yourself and said that NR-C was not allowable with outdoor storage. So can you clarify that?

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MR. LOZOYA: Yes, sir. My apologies, Mr. Chair, Commissioner Hollinger.

So if you are in an urban center -- in my presentation, I said generally it is allowed in the NR-C zone. In some cases, specifically if you are within an urban center, if you are along a main street and if you are along premium transit, then you cannot do the outdoor-accessible self-storage in the NR-C zone. And that's going to be less common for the NR-C zone. But it will happen in some instances.

So generally speaking, the NR-C zone is a viable option, barring they are not in a UC-MS-PT area.

COMMISSIONER HOLLINGER: Okay. So then I have one additional question to Consensus Planning.

If the four zones mentioned are viable, why are we pressing so hard for PD? Is there just something I'm missing in this case?

MR. MEGRATH: Commissioner, can I take that please, as the applicant?

COMMISSIONER HOLLINGER: Sure.

MR. MEGRATH: Okay. Mr. Chairman, I would -- Mr. Commissioner, Commission, so a couple of things.

First, let's start with our previous application was a look at NR-C. So we've been down the road with both staff and yourself with NR-C, so I just want to make sure we're not taking a step back.

The concern that we came across when we met last was that NR-C has too many additional uses that can go along that have high intensity, meaning necessarily that storage may not fit very well in NR-C, or at least not -- it's not a perfect, sort of, square hole, square peg sort of situation here.

So our concern in taking any step backwards from level of continuance, is we were willing to take NR-C with a site design specific, and we submitted for that restriction, and we spoke to both -- us collectively here at the commission, collectively, as well as staff, that we would be willing to look at NR-C as not just a spot zone, but more importantly, to ease everybody's concern, including staff's, as far as us putting additional use types on it.

Staff was adamant that that was not the approach that was going to be taken. And collectively, I believe, the last time we met, it was clear that with staff's lack of recommendation or lack of approach into the NR-C or the spot zone, that PD allowed for that opportunity for us to restrict the types of uses and zonings with the site plan that, to Commissioner Meadows' point, has changed very insignificantly over that period.

If anything, we helped push more into the neighbors' -- both into MX restrictions, setbacks, and things of that nature, but probably more importantly, into the neighbors' comments that we received initially, which is, you know, make sure that indoor is a big part of what we're trying to do here, as it is an opportunity.

So to be clear, we're not looking forward to taking a step back. We have approached what staff is recommending us to go back and do, and we've already had all of this active dialogue with them

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regarding our site plan and the possibility of a zone, as well as I think we've also proven that we are in an area that there is not only justification but significant precedent that this zone type is utilized within this corridor. And I believe that we've checked all of those boxes.

And, again, going back to PD, we've actively negotiated with staff through this process. So pointing us back into NR-C right now would be just a step backwards from three months ago.

COMMISSIONER HOLLINGER: So I hear you. And what I'm hoping is that we don't push towards a continuance, as the term has been set, kicking the can down the road. I'm hoping that we can find the solution. So I'm just trying to make sure I really am grasping all concepts and points of this case. So thank you for that.

MR. MEGRATH: Understood. And thank you, everyone.

COMMISSIONER HOLLINGER: I'll yield, sir.

CHAIR MACEACHEN: Commissioner Shaffer.

COMMISSIONER SHAFFER: Thank you, Chair.

So I'd like to ask that question that Mr. Lozoya just brought up. Is that correct that the additional use of light vehicle rental was just added in two weeks ago, from months and months and months ago, that was the first mention of it? I guess I'm asking Mr. Megrath, since you're the person who was just chiming in.

MR. MEGRATH: Yeah, I saw it. Chairman, Commission, so it was recently added in. Two weeks, I think that's probably a little short. But it was recently added in.

Again, it isn't within our site plan. It was simply a use that was brought to us towards the tail end here that was -- that was an opportunity. We don't actually see it within our site plan as an opportunity, but we also didn't want to limit ourselves as that option. So that was the only reason why it was added in. Again, I don't believe it was just two weeks ago. But it was fairly recently, I should say, somewhere between where we ended off the last iteration and then this most recent. That being said, our site plan has not changed more than, I'd say, about 6 percent.

COMMISSIONER SHAFFER: Okay. So I'm just going to point out that that's probably lending towards what the aberrance of the planning staff of wanting to negotiate, when things were getting added after months and months of negotiation, is all I'm going to say.

From a professional standpoint of making a presentation and then making a change so late in the game, "Oh, by the way, we're also going to do this, too," is probably leading to some of this, is all I'm going to say.

So we'll continue the discussion, but I wanted to ask that question. Thank you.

CHAIR MACEACHEN: Thank you, Commissioner Shaffer.

Commissioners, any other questions? Well, that's interesting. Okay.

MR. MYERS: Chairman, Matt Myers. Could I just weigh in here?

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CHAIRMAN MACEACHEN: Anytime you'd like. You don't have to raise your hand.

MR. MYERS: This will be short. Thank you, Chairman.

You know, I just wanted to say I think that Mr. Lozoya's analysis and his legal -- you know, I would think -- I look at it from a legal perspective, and I think his analysis is spot on and I think he makes a good recommendation.

So I think it -- if you guys aren't going to kick the can down the road, I think he makes a good -- he makes some very good points and very good arguments. And I thought I'd just put that out there.

CHAIR MACEACHEN: Thank you. We always appreciate the view from your side, from the legal side.

Commissioners.

COMMISSIONER HOLLINGER: Commissioner Hollinger

CHAIR MACEACHEN: Commissioner Hollinger.

COMMISSIONER HOLLINGER: Okay. I'll give my stance to keep the ball rolling.

I feel like the applicant has done their due diligence. I think they have justified their application. And I understand that staff believes that there are a lot of conflicts. But as Vice Chair pointed out, it does seem like there are a lot of benefits where the community is in support, the site plan is controlling what's going to go up, low visibility, allow traffic, it's quiet. I mean, all these things.

I realize that there is potential conflict. But all that being taken into consideration, in my opinion, I believe there's something to stand behind that I would support

CHAIR MACEACHEN: Thank you, Commissioner Hollinger.

Commissioners.

I'm going to go to Ms. -- oh, Commissioner Shaffer.

COMMISSIONER SHAFFER: I was -- Consensus Planning has their hand up, so I didn't know if they were still --

CHAIR MACEACHEN: I thought he just forgot.

Was your hand up there, Mr. Strozier?

COMMISSIONER SHAFFER: No, they're good. Down now. Never mind. I don't want --

MR. STROZIER: Yes, I did raise it, and I just wanted to make one brief comment in response to some of the conversation and may be offer a path forward.

And that would be, if the commission was so inclined, I think one of the aspects of the site plan component of this is that staff, in their objection to the zone change, I would say, because of that, we did not really have a lot of detailed conversation and negotiation on some of the specifics related to the site plan.

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And if this commission was so inclined, and I think this gets back to Commissioner Shaffer's comment, not just kicking the can down the road for no purpose, but if it was kicked down the road in the -- with the understanding of that there was support for the PD zoning and the site plan, that further negotiation on the specifics of the site plan and making sure that that is done correctly and the uses are clearly identified, I think that would make a lot of sense.

Because I can tell you in this, that I don't think that we collectively, Consensus Planning and the development team and staff, spent a lot of time talking about the site plan, because it's all been about whether or not the use of the zone PD was appropriate.

If this commission feels that we've adequately justified the PD zone and sends us down the path of further negotiations, I think that could actually happen at the DRB level. But it could also happen at this level. I think that would be perfectly appropriate.

And with that, I just wanted to make that point. Thank you.

CHAIR MACEACHEN: Ms. Lehner.

MS. LEHNER: Thank you, Mr. Chair and Commissioners.

Also, Commissioner Hollinger, if I may point out, all of the things that you have pointed out, not one of those is in the zone changes justification criteria. As staff, that's what we have to start with and that's when we've got the tail, you know, wagging the dog again.

We have to start with the PD zone. We have to start with the definition of PD. So I would say if -- you know, if there's still negotiations that are desired with the site plan, that I would suggest going back and beefing up that zone change justification, because it is insufficient. These things are linked like this.

If we're going to go that route, then that needs -- that needs to be completely justified as the basis of the negotiations. That's the first step. So I would not advise this commission to skip that first step.

CHAIR MACEACHEN: Commissioner Shaffer.

COMMISSIONER SHAFFER: Thank you.

Consensus Planning, applicant, do you feel that you could -- per Mr. Lozoya's closing comments, he listed off the five -- I believe it was five sections that they feel you have not met the justifications in your application, do you have feel that you can answer those questions in an inadequate fashion if a continuance was granted?

Again, I don't want -- I also don't want to kick the can down the road. I think I say that more than anybody else. But given the fact that this is a project that is wanted by the neighborhood, approved by the neighborhood, and yes, I want it to meet the IDO requirement, if you feel that you can adequately answer those items that Mr. Lozoya pointed out, then I would be inclined to offer for a continuance. If you guys don't feel like you can, then I think we need to, you know, follow the path.

MR. STROZIER: Thank you, Mr. Chair and Commissioner Shaffer.

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So, I mean, you have before you a 16-page justification letter that goes through, in painstaking detail, every one of the criteria in the IDO. And I think that there -- and I don't know if this answers your question, Commissioner Shaffer, but I think it's more of a question of is there agreement with our justification versus have we justified it.

So our justification, for instance, the economic basis, so the IDO that the back portion of this property cannot be -- is difficult to develop and that we've come up with a unique and creative solution through the PD zoning in order to provide a way to utilize that property, Ms. Lehner's interpretation of that then that's 100 percent economic.

Our position is, that's not economic. That's trying to find a viable use for the property and a viable use that is done so in a way that responds to the neighborhood's concerns and the prevention of the, you know, nuisances that could be caused from leaving that property vacant.

And -- and so those are -- so I don't know any other way that -- to answer that, because I don't think our justification is 100 percent economic. I think our justification is about land use and addressing the concerns and issues that the neighborhood has raised with us about lighting, security, all of those things that we've talked about.

I don't think that's an economic justification at all. Does somebody want to buy property and have it sit vacant? No. That doesn't make economic sense. But that's not the primary justification for the request for this site plan and this use on this property.

So, you know, I think there's -- if we were to go through each of these criteria, I think we've adequately justified them regarding the PD zone.

COMMISSIONER SHAFFER: And, Mr. Chair, I'll answer that question, or I guess I'll comment on that.

That's a great point, because, you know, you have put your justification point back in there, and it's literally now us to decide whether you adequately answered those answers -- those questions, I should say. And if we feel that based on the answers that you've given to the denials that the planning staff has given to you and see if you're -- if we feel your answers actually do meet the requirements set forth before us. So that's a good point.

COMMISSIONER ARMIJO: This is Commissioner Armijo

CHAIR MACEACHEN: Commissioner Armijo.

COMMISSIONER ARMIJO: Yeah, I just -- I guess both sides have dug in their heels. And I don't know if kicking the can down the road is going to help anything. So I guess I'm posing the question to both sides.

Do you think discussions are going to bear any fruit, or should we just go ahead and vote this baby?

MR. LOZOYA: Mr. Chair, Commissioner Armijo, if the intent of the commission is for approval, and I don't know how we would even go about doing something like that, obviously, I wouldn't -- if that was the intent of the commission, of saying, like, we like this

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project, we think it meets the requirements and we want to vote for approval, I think a continuance is actually necessary to really sit down with the applicant and discuss and get into the site plan.

As of right now, the way the light vehicle storage -- excuse me -- the light vehicle rental is going to operate is unclear. Again, that's not a knock on the applicant, it's just not clear. And there's also use-specific standards related to how to store those vehicles, how to display those vehicles and several other things that are just not presented on the site plan or the project letter. So that's a whole half of the uses proposed, which, right now, are a big question mark.

So I think if it is the intent of the commission to approve this, a continuance for discussion is necessary. And -- and obviously I don't -- I don't think the intention of staff would be to just totally, like, go against what the commission requests. So I hope that answers your question.

CHAIR MACEACHEN: Commissioner Armijo, does that answer your question?

COMMISSIONER ARMIJO: Well, kind of. I want to hear from Consensus now.

MR. STROZIER: Actually, I would agree with Mr. Lozoya on his comment. If it's clear that it's the intent of this commission that you all like the use and that you think that the use and the use of the PD zone is appropriate, then I think there's -- that would be a very fruitful conversation.

If it's unclear what the commission's position is relative to that, then I don't think it would be fruitful.

So I agree with what Mr. Lozoya said. And I think that if this commission feels that the use is appropriate and the use of the PD zone is appropriate, that we could sit down and work through the details. If you don't, then I don't think it would be fruitful.

So that would be my take. Thank you.

CHAIR MACEACHEN: Commissioner Shaffer.

COMMISSIONER SHAFFER: Thank you, Chair. So I'll just say this. So I think the use is appropriate, based on what they're doing. I think there's deficiencies in the answers. And I think that it was a bad idea to add in vehicle rental at the last second. So I think that that is the three points of that conversation.

So I think you're stuck with the fact that you're -- you know, we're going to say continue to figure that out, if you think you can do that. Because I don't even know how you add that vehicle rental in now, when it wasn't part of your site plan. And as Mr. Lozoya just pointed out, there's use-specific standards that go along with that particular use. So I don't -- it's not defined on your site plan, it's not there. It just makes it hard. You're putting us in a bad spot, I feel.

And I just think -- I like -- like I said, I like the use. It fits in with what's going on there. The neighborhood wants it. And we want to accommodate everybody as best as possible. So I would say you guys have got some talking to do.

CHAIR MACEACHEN: Ms. Lehner.

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MS. LEHNER: If I may, I just also want to remind folks that it's not whether I like the use, I don't like the use. I think it's really important to please try to remember to couch all of this in the framework of the IDO, which is what, you know, legally, we are required to do. And as legal counsel has said, that our analysis is on point legally. And it's important to do that.

And also, tonight, as Mr. Lozoya's pointed out, there is other PD zoned property in the area, and it's also to ensure that all applicants are treated equally. And so I would suggest not going down that route. There could be other ways to get something substantially similar done, and that's what the IDO says.

CHAIR MACEACHEN: Well, there's a lot of time spent getting to the same spot we started at.

Commissioners, does anybody feel strong about this, strongly about this?

I'm going to, I guess, throw my two cents in, because I usually like to just listen and see how the vote's going.

But I don't like PD zoning precedence, so implementing a PD zone that 14 other people are going to come back to us and want to come and say, "You did it for him," so that bothers me.

But I like the use and I think the neighborhoods like the use. I just wish there was some common ground we could find. But I do not like setting precedent with that PD zone. And that's the two things sticking in my throat.

COMMISSIONER ARMIJO: This is Dennis Armijo.

CHAIR MACEACHEN: Thank you, Commissioner Armijo.

Mr. Megrath

MR. MEGRATH: Yeah, Commissioner, Chair, I guess I feel like we heard this last go-around -- so as far as kicking the can, I believe you told -- you and the rest of the commission stated the same thing. We believe the use is correct, we believe it fits the area. We're not willing to spot zone you to get this use, even with a site plan restriction. And the concept, or guidance at that point was we'll go back through PD, we believe we have an approach that would make sense for both the applicant and the commission, as well as staff.

And now we feel like we've done that, spent considerable resources to get back to where we were recommended the last go-round, demonstrating the amount of work we have put into this to attempt to both meet the MX requirements, while also identifying the remainder of the use that was outside of the MX zone.

So I guess what I'm trying to understand is, I don't necessarily understand where we sit as far as -- is this a site plan concern but not a rezoning concern? Or is this a rezoning concern but not a site plan concern? And I feel like our guidance at that point -- and I apologize, I'm hoping I'm not missing the ball here, but I -- I'm confused as to where -- what we're struck at.

Given the guidance that we've been given, similar so what you just stated is, we like the use, we like the site plan, we agree with where you're going, but we've got to get through the PD process first, before we can approve the site plan, I believe counsel mentioned that last go-round.

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So our attempt was to very procedurally, you know, move forward. I guess -- I don't believe we're at an impasse, but I'm certainly confused by the comment and/or what the guidance is at that point.

CHAIR MACEACHEN: My recollection is not of a recommendation. My recollection is some conversation. I don't think anybody made a promise that said, "If you do this, we'll do that."

MR. MEGRATH: Well, I agree with that. Absolutely. This was just simply a path that was identified as a recommendation. That was all. Sorry

CHAIR MACEACHEN: Mr. Lozoya.

MR. LOZOYA: I would just like to clarify that when this request first came in, I did speak to the applicant about the PD zone. I did go back and speak to staff, as I iterated earlier in my testimony, and that staff unanimously agrees that this is not a PD zone. So it was not staff's recommendation to come back for PD.

Is it available as an option for the applicant if they so wish to come back? Sure. But did staff recommend they do that? No.

COMMISSIONER HOLLINGER: Hollinger.

CHAIR MACEACHEN: I'm sorry, who?

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIR MACEACHEN: Oh, there you are. Commissioner Hollinger, yes, sir.

COMMISSIONER HOLLINGER: Okay, staff, I have a fairly direct question. I would really like to find some resolution.

If you're adamantly opposed to PD, I feel for the applicant, they're trying, they want to get their project underway, what specifically do you recommend to get approval from this body?

MR. LOZOYA: Mr. Chair, Commissioner Hollinger, you know, I think staff is tasked to look at a request and fit it into the standards that are presented to us in the IDO.

I did try initially and I did try to find alternate solutions, but if a request doesn't fit, then it doesn't fit.

And I just don't think -- I think it's a greater question about the use-specific standards in the IDO regarding outdoor self-storage -- outdoor-accessible self-storage.

And right now, like, we are not tasked with rewriting use-specific standards. But I think that's where the crux is, is it worth approving a use while negotiating to overlook the use-specific standards. And I think that's where the choke point is.

And, you know, this site, as it's designed and these uses, again, are viable in other zones, all of which are too intense for this area, starting at NR-C, all the -- pretty much all the nonresidential zone. So it's difficult to try to make it fit here.

I can see that it is a difficult site and so on and so forth. But I don't think for the sake of developing something, we should

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just allow this project, for the sake of just filling the site.

COMMISSIONER HOLLINGER: So essentially, it sounds like NR-C is too intense. That fits the development plan. PD sets a strange precedence. And then we also have this light vehicle that was kind of thrown in last minute.

I'm a solutions guy. I mean, I just want to come to some path so we can all move forward. And it just sounds like we keep getting tied -- and I understand that it's the applicant's responsibility, not staff's. But I'm just trying to find a good solution for everyone.

I'll yield, Chair.

CHAIR MACEACHEN: Thank you, Commissioner Hollinger.

Ms. Lehner.

MS. LEHNER: Yes, Mr. Chair, Commissioners. So I'm sure that -- I'm confident that Mr. Lozoya would have already explored this, but there is the possibility of MX-L and MX-M zones with self-storage as a conditional use. So that could happen. And conditional use is a much easier pathway.

The thing is, is the applicant has to give something to, and that is, follow the use-specific standards. If you do that, you get the use, you go to the ZHE, you have a relatively easy hearing.

But the adamant refusal to follow the standards is kind of what's kind of blown this up out of the realm of other possible solutions. So I think just with a few -- with that modification, I mean, even if another use wanted -- permissive or conditional use under MX-L or MX-M wanted to be considered, it certainly could be. It wouldn't be precluded by being tied to a negotiated PD site plan. So that would actually allow the applicant more flexibility.

But I think there's got to be give and take, and they're not giving anything. You've got to follow the use-specific standards. Then that makes everything a lot easier and the use-specific standards apply to everybody equally. And I think that's really, really important.

CHAIR MACEACHEN: Commissioner Hollinger.

COMMISSIONER HOLLINGER: Thank you, Chair.

So, Ms. Lehner, under MX, I believe Mr. Lozoya pointed out that outdoor storage is not allowed; is that correct? And is that what you're alluding to with give and take, is MX would be an appropriate zone, but they would have to give up outdoor storage, which they have determined is essential to their design?

So, again, we're stuck in the pickle

MS. LEHNER: Well, Mr. Chair, Commissioners, like I said, it -- definition of "essential," it is really. I mean, there's a lot of things they could do. Like, they just threw in the light vehicle storage thing. Well, you know, how about light vehicle with, I don't know, indoor.

I mean, there are other possibilities here, but it's just so adamantly stuck to not obeying the use-specific standards that that's what creates this round and round.

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MR. MEGRATH: Sorry. Chair?

CHAIR MACEACHEN: Yes, sir.

MR. MEGRATH: So maybe there's just an easier way to go through this right now. We're happy -- as everyone can see from our site plan and our considerable use, I think at that point, we're happy to remove the idea of light vehicle rentals. If that cleans this up and gets us through, as I said, we looked at it as pragmatically as an opportunity on the site, but if this is -- we -- we believe we meet the intent and the justification to get us through to this point.

But to be perfectly candid, the site plan doesn't currently allow -- I mean, doesn't allow necessarily for vehicle uses. We don't have the site oriented for it. We were simply looking at it as an opportunity.

We're happy to remove light vehicle use as an option, if that moves all of this forward at this point.

CHAIR MACEACHEN: So in everything I'm hearing, I think it's a nice offer, and I appreciate that, I don't think that's the sticking point

MR. MEGRATH: Oh, okay.

CHAIR MACEACHEN: I think there's bigger stumbling blocks than that.

MR. MEGRATH: And to be clear, this is us giving, as well as our -- Ms. Lehner --

CHAIR MACEACHEN: I understand completely. And I'm not sure I even agree with you got to give -- you got to give something to get something. I don't think that's how it works either. I think if you're within the confines of what our requirements are, then we ought to approve you.

MR. MEGRATH: Fair enough.

CHAIR MACEACHEN: But that's just me being me.

I think everybody knows how everybody feels about this, and I think every -- yes, Commissioner Armijo.

COMMISSIONER ARMIJO: Yeah. I want to put an end to this.

CHAIR MACEACHEN: I knew I could count on you.

COMMISSIONER ARMIJO: I am going to move denial of -- let me see -- Project Number 2019-003120, RZ-2022-00039, SI-2022-01513, along with Findings 1 through I believe it's 20. Yeah, Findings 1 through 20.

CHAIR MACEACHEN: Thank you, Commissioner Armijo.

Commissioner Stetson.

COMMISSIONER STETSON: Second.

CHAIR MACEACHEN: So I have a motion and a second. Any further discussion?

We'll go to a roll call vote.

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Commissioner Shaffer.

COMMISSIONER SHAFFER: I'm going to say anyway to that, only because -- and I'm going to qualify that, because I think that there was room to figure it out. I think that we had an opportunity for -- I thought the use is correct, and I shouldn't be putting this in here now. But I think the use was correct, however it just needed to get the language cleaned up. So I'm going to say no.

CHAIR MACEACHEN: Commissioner Shaffer is a no.

Commissioner Cruz went to the doctor.

Commissioner Meadows.

COMMISSIONER MEADOWS: Yay.

CHAIR MACEACHEN: I'm sorry, sir?

COMMISSIONER MEADOWS: Yes.

CHAIR MACEACHEN: Yes. Thank you. Yay and nay sound a lot alike. All right. Just want to make sure.

Commissioner Hollinger.

COMMISSIONER HOLLINGER: Commissioner Hollinger, no. I'd like to echo Chair's -- Vice Chair Shaffer's comments.

CHAIR MACEACHEN: Got it.

Commissioner Pfeiffer.

COMMISSIONER PFEIFFER: Commissioner Pfeiffer is a nay.

CHAIR MACEACHEN: Is a no. Commissioner Pfeiffer is a no.

Commissioner Stetson.

COMMISSIONER STETSON: Commissioner Stetson is an aye.

CHAIR MACEACHEN: Commissioner Stetson is an aye.

Commissioner Armijo.

COMMISSIONER ARMIJO: Yes.

CHAIR MACEACHEN: Is a yes.

So it doesn't matter how I vote, it passes 4 to 2 or 4 to 3 I mean, it fails 4 to 3. Because I was a yes. So the no has failed. Do we have another motion?

COMMISSIONER HOLLINGER: Chair, Commissioner Hollinger.

CHAIR MACEACHEN: Commissioner Hollinger.

COMMISSIONER HOLLINGER: There was mention of a continuance to allow staff and applicant to work out some of the details, the language, as Commissioner Shaffer had pointed out. Could that be an option?

Maybe we'll defer to Ms. Lehner. She has her hand up.

CHAIR MACEACHEN: Ms. Lehner

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MS. LEHNER: Thank you. I'm trying to track this. I apologize. I'm a bit confused. Perhaps Mr. Myers could assist me. I'm --

MR. MYERS: Yes, I was going to weigh in, as well.

MS. LEHNER: Yeah, I heard that Commissioner Armijo moved denial.

MR. MYERS: Yeah.

MS. LEHNER: And we have four people that said yes denial and three people that said no.

MR. MYERS: Yeah.

MS. LEHNER: Therefore, 4 to 3, the denial passes.

CHAIR MACEACHEN: No, the other way.

MR. MYERS: Yeah, I agree. I thought that -- well, let's -- I thought the motion by Commissioner -- by Dennis was that the recommendation of denial, right, to approve the recommendation of denial, and then I thought there were four people who voted yay, right, in total to support that motion.

MS. LEHNER: Yes. That's my understanding.

CHAIR MACEACHEN: So it's a vote for the denial; is that correct?

MS. LEHNER: Yes.

MR. MYERS: The vote for the denial, as based on the recommendation of denial to the staff report.

MS. LEHNER: 4-3.

CHAIR MACEACHEN: There you go.

Well, that was troublesome. I think everybody is conflicted on this. Everybody would like to see a resolution on this, some -- I just don't know what you do, you know, when the rules are the rules and we can't quite get there following the rules.

Having said that, Agenda Item Number 5 is denied.

(4-3 vote. Motion approved.)

(Conclusion of partial transcript
of proceedings.)

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RE: CITY OF ALBUQUERQUE EPC HEARING MINUTES OF
SEPTEMBER 15, 2022, AGENDA ITEM 5

TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 1st day of November 2022.

/S/

Kelli A. Gallegos-----

Planning Department
Alan Varela, Planning Director

Development Review Division

600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102

NOTICE OF APPEAL

October 11, 2022

TO WHOM IT MAY CONCERN:

The Planning Department received an appeal on October 5, 2022. You will receive a Notice of Hearing as to when the appeal will be heard by the **Land Use Hearing Officer**. If you have any questions regarding the appeal please contact Ernesto Alfredo Salas, Planning Senior Administrative Assistant at (505) 924-3370.

Please refer to the enclosed excerpt from the City Council Rules of Procedure for Land Use Hearing Officer Rules of Procedure and Qualifications for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedures that are not answered in the enclosed rules can be answered by Mandi Hinojos, Clerk to the Council, (505) 768-3100.

CITY COUNCIL APPEAL NUMBER: AC-22-20
PLANNING DEPARTMENT CASE FILE NUMBER:
PR-2019-003120 -VA-2022-00304

APPLICANT: Todd Megrath, President, Mack ABQ 1 LLC
10540 W Cheyenne Ave
Las Vegas, 89109

cc:

Consensus Planning, cp@consensusplanning.com

South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos

jgallegoswccd@gmail.com

South West Alliance of Neighborhoods (SWAN Coalition), Luis Hernandez Jr., luis@wccd.org

Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

South Valley Coalition of Neighborhood Associations, Roberto Roibal, rroibal@comcast.net

South Valley Coalition of Neighborhood Associations, Patricio Dominguez,

dpatriciod@gmail.com

Stinson Tower NA, Eloy Padilla Jr., eloydav@gmail.com

Stinson Tower NA, Lucy Arzate- Boyles arzate.boyles2@yahoo.com

Westgate Heights NA, Matthew Archuleta, mattearchuleta1@hotmail.com

Westgate Heights NA, Christopher Sedillo navrmc6@aol.com

Legal: dking@cabq.gov

File



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, September 15, 2022
8:40 a.m.

Due to COVID-19 this meeting is a Public Zoom Video Conference

Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/2269592859> or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 2859

MEMBERS

Tim MacEachen, Chair
David Shaffer, Vice Chair

Joseph Cruz
Richard Meadows
Jonathan R. Hollinger
Mrs. Jana Lynne Pfeiffer

Gary L. Eyster P.E. (Ret.)
Robert Stetson
Dennis F. Armijo, Sr.

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking pursuant to Article 3, Section 2D, of the EPC Rules of Practice & Procedure.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing. Cross-examination of speakers is possible per EPC Rules of Conduct.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules- Article I, Section 4 and Article II, Section 2A of the EPC Rules of Practice & Procedure
- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

1. Project # PR-2022-007447

SI-2022-01468- Site Plan- EPC
for an Extraordinary Facility

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA), requests a Site Plan-EPC for an Extraordinary Facility for all or a portion of Parcels A & B, Plat of Parcels A & B, Alameda Open Space, located at 1295 Alameda Blvd. NW, between the Albuquerque Riverside Drain and Rio Grande Blvd. NW, approximately 17 acres (B-14 & B-15)
Staff Planner: Silvia Bolivar

2. Project # PR-2021-005482

SI-2022-01473- Site Plan- Major Amendment

Consensus Planning, agent for Maestas Development Group, requests a Site Plan- Major Amendment, for all or a portion of Tracts A-1A, B-1, and C-1 (replatted as Lots A thru F) Lovelace Heights Addition, located at 2121 Yale Blvd. SE, between Gibson Blvd. SE and Miles Rd. SE, zoned NR-C, approximately 7.5 acres (M-15)
Staff Planner: Megan Jones

3. Project # PR-2022-007219

SI-2022-01478- Site Plan- Major Amendment
VA-2022-00235 – Variance-EPC

Consensus Planning, agent for Titan Development, requests a Site Plan- Major Amendment for all or a portion of Tracts A-1-A, A-1-B, A-1-C-1, A-1-D-1, A-1-E-1, A-1-F Los Pastores Shopping Center, and a Variance of 9.5 feet to the 15-foot minimum landscape edge buffer requirement for all or a portion of Tracts A-1-A and A-1-E-1 Los Pastores Shopping Center, located at 4615 Wyoming Blvd. NE, between Montgomery Blvd. NE and Osuna Rd. NE, zoned MX-M, approximately 6.5 acres (F-19)
Staff Planner: Leroy Duarte

4. Project# 2018-001843

RZ-2022-00043 – Text Amendments to the
IDO

The City of Albuquerque City Council requests various text amendments to the Integrated Development Ordinance (IDO) to remove all references to Safe Outdoor Spaces (SOSs) (Council Bill No. O-22-33). City-wide.
Staff Planners: Catalina Lehner, AICP & Megan Jones

5. Project # PR-2019-003120

RZ-2022-00039 – Zoning Map Amendment
(Zone Change)

SI-2022-01513- Site Plan-EPC

Consensus Planning, agent for Todd Megrath/Mack ABQ I, LLC, requests a zoning map amendment from MX-T to PD and an associated Site Plan-EPC, for all or a portion of Tract A-1, Plat of Tracts A-1 through A-6 Unser & Sage Marketplace (being a Replat of Tract A Unit 1-B, Lands of Albuquerque South), located on Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW, approximately 5.0 acres (M-10)
Staff Planner: Sergio Lozoya

6. OTHER MATTERS

Approval of the August 18, 2022 Action Summary Minutes

7. ADJOURNMENT