



Environmental Planning Commission

Agenda Number: 3
Project #: PR-2021-004918
Case #: RZ-2021-00003
Hearing Date: February 18, 2021

Staff Report

Agent	Consensus Planning
Applicant	Insight Construction
Request	Zoning Map Amendment (zone change)
Legal Description	Lots 99 and 100, Rio Grande Heights Addition
Location	Between Churchill Road SW and Gonzalez Road SW (301 & 303 Old Coors Drive SW)
Size	Approximately 0.65 acre
Existing Zoning	NR-LM
Proposed Zoning	MX-M

Staff Recommendation

**APPROVAL of RZ-2021-00003, based on
the Findings beginning on Page 31.**

Staff Planner
Silvia Bolivar, PLA, ASLA

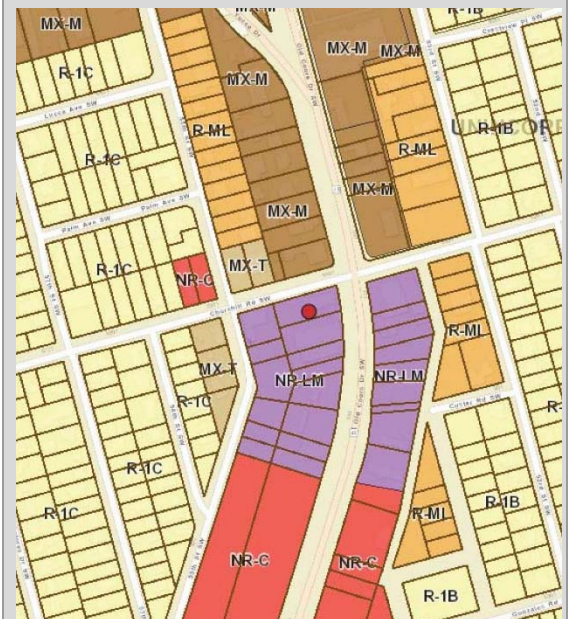
Summary of Analysis

The request is for a Zoning Map Amendment from NR-LM to MX-M for Lots 99 & 100, Rio Grande Heights Addition, located at 301 & 303 Old Coors Drive SW, between Churchill Road SW and Gonzales Road SW, approximately 0.65 acre. The applicant would like to change the subject site's zoning to MX-M in order to facilitate development of a daycare/school for children ages 6 months to 12 years. The subject site is in an Area of Change.

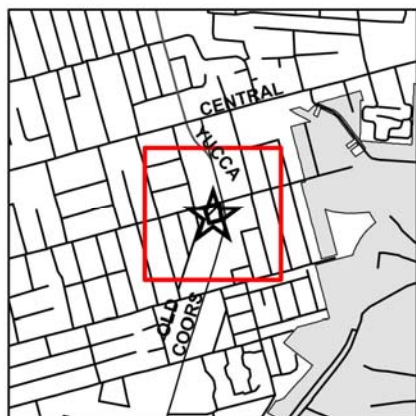
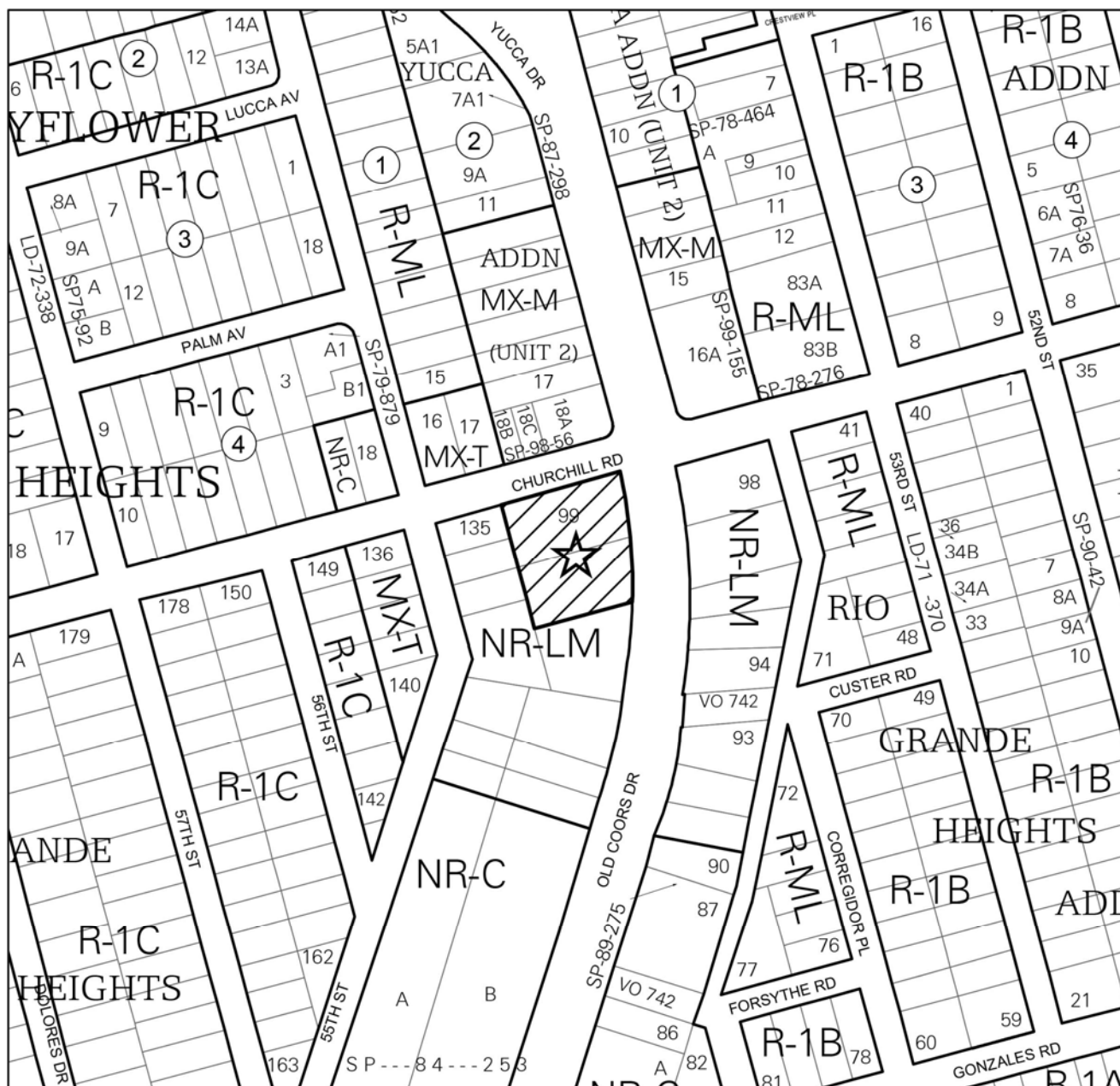
The applicant has adequately justified the request pursuant to the IDO zone change criteria, based upon the proposed zoning being more advantageous to the community because a preponderance of Comprehensive Plan Goals and policies are furthered.

The affected neighborhood organizations are the Alamosa Neighborhood Association, Crestview Bluff Neighbors Association, South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested. Staff has received a letter of opposition from the tenant/potential owner of the property south of the subject site. The tenant is opposing any kind of zone change and would like for the area to remain only as an NR-LM zone.

Staff recommends approval.







IDO ZONING MAP

Note: Gray shading indicates County.

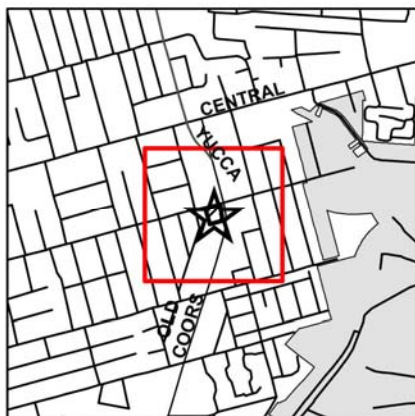


1 inch = 225 feet

Hearing Date:
2/18/2021

Project Number:
PR-2021-004918
Case Numbers:
RZ-2021-00003

Zone Atlas Page:
K-11



LAND USE MAP

Note: Gray shading indicates County.

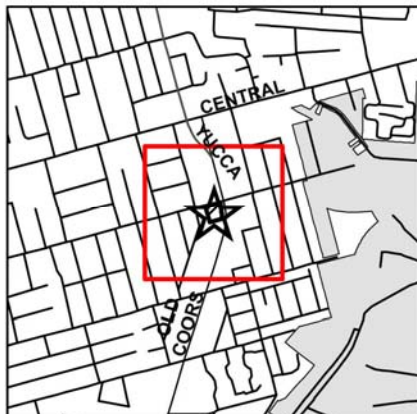
Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities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



1 inch = 225 feet

Hearing Date:
2/18/2021
Project Number:
PR-2021-004918
Case Numbers:
RZ-2021-00003

Zone Atlas Page:
K-11



HISTORY MAP

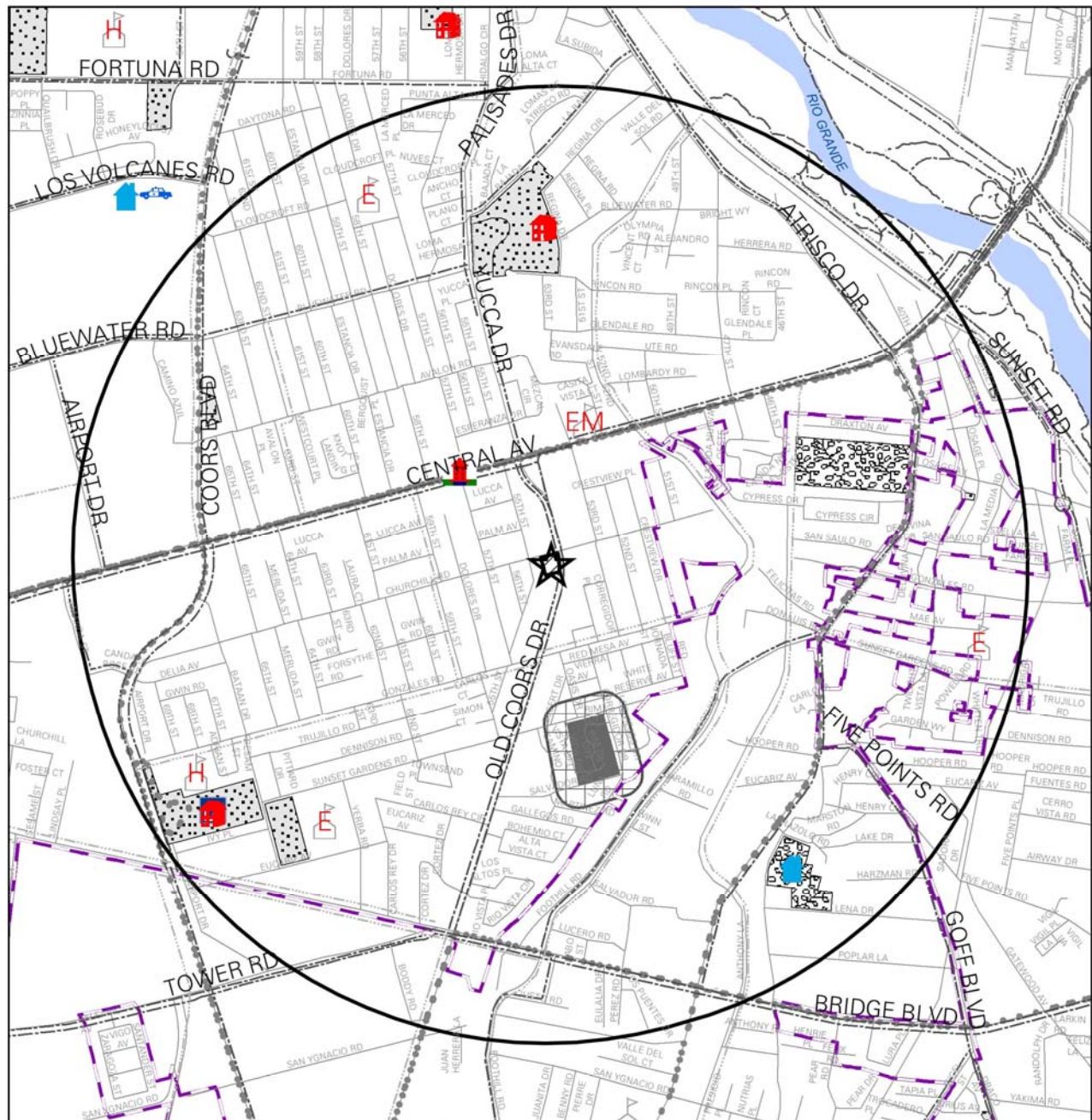
Note: Gray shading
indicates County.



1 inch = 225 feet

Hearing Date:
2/18/2021
Project Number:
PR-2021-004918
Case Numbers:
RZ-2021-00003

Zone Atlas Page:
K-11



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 Bike Facilities | Developed City Park |
| Library | Solid Waste | ABQ Ride Route | Undeveloped City Park |
| Museum | Albuquerque City Limits | | Developed County Park |
| | | | Undeveloped County Park |



0 0.5 1 Miles

Table of Contents

I. Introduction.....8

II. Analysis of Applicable Ordinances, Plans, and Policies.....11

III. Agency and Neighborhood Concerns.....28

IV. Conclusion.....30

Findings and Recommendation.....31

Agency Comments.....40

Attachments

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	NR-LM	Area of Change	Restaurant (in operation) Vacant warehouse
North	MX-M/MX-T	Area of Change/Area of Consistency	Misc. Commercial/Retail, Audio/Alarm Customization/ Light Vehicle Repair/Office
South	NR-LM/NR-C	Area of Change	Misc. Commercial/ Retail/Vacant Buildings
East	NR-LM/R-ML	Area of Change	Misc. Commercial/Office/Retail
West	NR-LM MX-T/R-1C	Area of Consistency	Misc. Commercial/Office/Industrial Storage/Residential (R-1C)

Request

The request is for a Zoning Map Amendment (zone change) for an approximately 0.65-acre site legally described as Lots 99 & 100, Rio Grande Heights Addition.

The subject site consists of two parcels located at 301 & 303 Old Coors Drive SW, zoned NR-LM (Non-Residential – Light Manufacturing Zone District), and currently developed with a restaurant in operation and a vacant warehouse. The applicant, Insight Construction, will be the General Contractor responsible for the renovation/adaptive reuse of the property that is intended to be a daycare/school for children ages 6 months to 12 years. The buyer/end user for the property currently runs the Little World Daycare further south on Old Coors Drive SW. If approved, the two existing parcels are proposed to be consolidated into one single lot, which will require a subdivision action by the Development Review Board (DRB).

The applicant is requesting to downzone from the more intense light manufacturing permitted in the NR-LM zone to MX-M. The downzone would facilitate the new development of the daycare/school. Although the applicant could have selected to down-zone to NR-BP (Non-Residential - Business Park Zone District or NR-C (Non-residential – Commercial Zone District), it was decided to request the Zoning Map Amendment to MX-M in order to avoid creating a spot zone. MX-M currently exists directly to the north and will still provide the permissive uses needed for the daycare/school. There are empty lots south of the subject property (same block) that are zoned NR-C.

The application was submitted January 6, 2021 and is being reviewed using the November 2, 2020 version of the Integrated Development Ordinance (IDO).

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.

Context

The subject site consists of two parcels (a restaurant in operation and an abandoned warehouse) that are zoned NR-LM, located approximately 1100' south of Central Avenue SW and west of Old Coors Drive SW. The area surrounding the subject site contains miscellaneous commercial, office, industrial, and retail development that includes a vehicle repair shop, audio/alarm customization, industrial equipment storage, and vacant buildings. The area to the west of the subject site is zoned R-1C, MX-T, and NR-LM, all in areas of Consistency.

The subject site is located in an Area of Change as designated by the Comprehensive Plan and is part of the Southwest Mesa Community Planning Area.

History

Zoning for the area was established on March 27, 1950 (City Ordinance 3/27/50). The Old Zoning Description for the properties was M-1 (Industrial/Wholesale). The M-1 zone primarily referenced the NR-LM zone of the Comprehensive Zoning Code, which was how the Integrated Development Ordinance (IDO) zoning conversion to NR-LM was determined. The current zoning of the subject site is NR-LM based on an initial IDO conversion from the M-1 zone.

Case history for the area includes case #ZA-96-280. The case was filed on 6/17/96 for 309 Old Coors Drive SW. The applicant requested a conditional use to allow retailing in an M-1 zone. The use was to include retail sale of western boots and clothes. At the time of the request, there was a car dealership on site that was part-owned by the applicant's husband. A hearing was held on 8/21/96 at which time the conditional use was granted and approved.

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. Churchill Road SW and Gonzales Road SW are classified as Local Urban Streets. Old Coors Drive SW is classified as an Urban Minor Arterial. Central Avenue is designated a Premium Transit Corridor and Major Transit Corridor.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Central Avenue SW, located approximately 1150 feet (.23 mile) to the north of the subject site, as a Premium Transit Corridor/Major Transit Corridor.

The subject site is within the 1,320-foot buffer of a Main Street Corridor (Central Avenue).

Comprehensive Plan Community Planning Area Designation

The subject site, located at 301 & 303 Old Coors Drive SW, between Churchill Road SW and Gonzales Road SW, and is part of the Southwest Mesa Community Planning Association (CPA). The Southwest Mesa is characterized by its' suburban subdivisions, impressive vistas, and connection to the Western mesa vista. The area has an arid mesa environment characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage and is the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other.

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. Old Coors Drive SW (Old Coors) has an existing buffered bicycle lane (conventional bike lanes paired with a designated buffer space) in both directions. Gonzalez Road SW/Don Luis Road SW have proposed bike routes. Central Avenue (Central) has a bike lane with a designated lane running in both directions.

Transit

ABQ Ride Route 66 (Central Avenue) runs east-west from 5:34 am to 12:34 am. The route begins at Wenonah/Tramway and ends at the Central & Unser Transit Center (Park & Ride) on a weekday and weekend schedule. Peak frequency is 15 minutes.

ABQ Ride Route 766 (Art Red Line) runs east-west from 5:34 am to 10 p.m. The 766 Red Line provides service from the Central & Unser Transit Center to the Uptown Transit Center and all ART stations in between. Service ends at 8 p.m. on Fridays and Saturdays until further notice. Peak frequency is 15 minutes.

ABQ Ride Route 92 (Taylor Ranch Express) and ABQ Ride Route 94 (Unser Commuter) have a Park & Ride but service is temporarily suspended until further notice.

The Yucca Station located at Central and Yucca is a Center Platform Station that serves line 766. The subject site is within 1,320 feet (1/4 mile) of a Premium Transit Station (Yucca Station).

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), 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

Adult or Child Day Care Facility: A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day. This use does not include overnight care.

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Areas of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Infill Development: An area platted or un-platted land that includes no more than 20 acres of land and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Center and Corridor Definitions:

Major Transit (MT) Corridor: A Corridor designation from the Comprehensive Plan. High-frequency transit service is planned.

Premium Transit (PT) Corridor: A Corridor designation from the Comprehensive Plan. High-capacity transit is planned along these corridors.

Light Manufacturing: The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use.

Major Transit (MT) Area: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

Warehousing: The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation or for distribution to retailers, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use.

Zoning

The subject site is currently zoned NR-LM [Non-Residential – Light Manufacturing Zone District, IDO 14-16-2-5(C)] that was assigned upon the adoption of the IDO. The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, residential and mixed-use zone

districts from traffic, noise, and other impacts of those uses. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 143-148.

The request is to change the subject site's zoning to MX-M [Mixed-Use-Medium Intensity Zone District, IDO 14-16-2-4(C)]. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable Uses are listed in Table 4-2-1: Allowable Use, IDO, pgs. 143-148.

There are some noteworthy differences between NR-LM and MX-M zones. Used not allowed in the NR-LM zone, which become permissive in the MX-M zone, are adult or child day care facility and hospitals. Some uses that are conditional in the NR-LM zone become permissive in the MX-M zone, such as community center or library, high school, community garden, and mortuaries.

Only the MX-M zone allows permissive residential uses: live-work, multi-family, and townhouses. The MX-M has higher density residential uses but the subject property is only .65 acres in size and is not large enough or conducive to accommodate large residential uses.

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 Change. Areas of Change policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development.

Applicable Goals and policies are listed below. Applicant's justification language is in italics. Staff analysis follows in plain text.

- * indicates a Goal or policy chosen by the applicant in their response to zone change criterion 14-16-6-7(G)(3)(a). When a Goal or policy is listed and is not applicable, it is because the applicant included it in the zone change justification letter.

IDO Section 14-16-6-7(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.

The proposed zone change is consistent with the health, safety, and general welfare of the City by creating an opportunity for a childcare facility that will support the existing neighborhoods and will further a preponderance of applicable Goals and policies in the Comprehensive Plan.

Chapter 4: Community Identity

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

The proposed use will enhance the currently dilapidated and aged buildings by encouraging renovation efforts that will help preserve the community and expand an existing community service.

Staff response: The subject property is located in an area that contains miscellaneous commercial, office, industrial and retail development that include a vehicle repair shop, audio/alarm customization, industrial equipment storage, and vacant buildings. The renovation/adaptive reuse of the site will help create a harmonious relationship between the proposed daycare/school and the existing surroundings that will enhance the unique qualities of the neighborhood through functional and visual relationships as the scale of the neighborhood development will not be impacted. The request furthers Goal 4.1 – Character.

***Policy 4.1.1 – Distinct Communities:** Encourage quality development that is consistent with the distinct character of communities.

This proposed use will be a quality re-development by a reputable general contractor. The modifications will utilize existing buildings without detracting from the character of the community by creating development with new buildings that differ from the older neighborhood style of the area. The character of the community encompasses an older neighborhood with a variety of parcel and building sizes, older buildings, services that provide bi-lingual languages with an emphasis on Spanish and is mostly surrounded by single-family residents.

Staff response: The area is characterized by older neighborhoods with a variety of parcel and building sizes and older buildings. There are residential neighborhoods zoned R-1C to the west of the subject property that are in Areas of Consistency. The request is consistent with surrounding uses, which are mostly miscellaneous commercial and retail to the north. The area along Coors Drive SW is distinctly non-residential. The proposed development of the subject site to include the currently abandoned warehouse and the possible incorporation of the existing restaurant into its' design will promote quality development that is consistent with the character of the community and will ensure that the site, specifically the warehouse, do not fall further into disrepair. Future redevelopment would be required to follow the design standards and regulations in the Integrated Development Ordinance (IDO), which would encourage quality development. The request furthers Policy 4.1.1 – Distinct Communities.

***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 proposed use will facilitate appropriate scaled development to match the existing mixed-uses currently located along the Old Coors Drive SW corridor. The proposed use will add value to the current mixed use of the neighborhood and will maintain the current scale and character of the property by improving the existing buildings on the property. A sample of some of the mixed uses along the Old Coors drive corridor both north and south of the subject property includes tire shops, glass/window replacement shop, roofing company, tortilla shop, insurance sales, transmission repair, automotive repair, vacant land tracts, and a gas station.

Staff response: The proposed development will protect the identity and cohesiveness of the neighborhood by incorporating the two existing buildings into the design of the daycare/school. The building scale will not be impacted as the warehouse is being adapted for reuse and the restaurant, currently in operation, will possibly be incorporated into the design. The zone change uses an existing zone in the area (adjacent to the north) that will support the redevelopment of the existing restaurant and vacant warehouse. However, if My Little World should decide to not relocate to the subject site after the Zoning Map Amendment is granted or should cease business in the future, further development under the MX-M zone would be subject to applicable IDO standards that would serve to protect and preserve the identity and design of the neighborhood. Of note, the subject site is only .65 acres and would be limited in potential uses due to the size of the two lots. The request furthers Policy 4.1.2 – Identity and Design.

*Policy 4.1.4 – Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The proposed use will enhance, protect, and preserve the surrounding neighborhood's values by allowing for more convenient educational uses that can provide additional childcare support for the long-term health of the families in the surrounding areas.

Staff response: The request would facilitate the renovation/adaptive re-use at the NE corner of an intersection (Old Coors Drive SW and Churchill Road SW) that is surrounded by miscellaneous, commercial and office retail that would buffer it from the neighborhood to the west of the subject site. Further development under the MX-M zone would be subject to applicable IDO standards that serve to protect and preserve neighborhoods, even though the nearest neighborhood is approximately 460 feet west of the subject site. The proposed use will enhance, protect, and preserve the neighborhoods by locating the daycare/school in an area that is accessible to the surrounding neighborhoods thus allowing residents in the area to access the property by either walking or public transportation. The request furthers Policy 4.1.4-Neighborhoods.

Chapter 5: Land Use

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

The proposed use will foster the surrounding communities by expanding the services that allow families to live/work/learn together by providing additional education support services for children of multiple ages.

Staff response: The request would facilitate redevelopment of the subject site, which would provide additional opportunities for residents to work and shop in the area, although the subject site's small size (.65 acre) limits some of those opportunities. The request would foster complete communities where residents can live and work together because the daycare/school will be located within ½ mile of commuter rail and ¼ of mile to two or more bus lines to encourage the use of transportation, particularly for employees. Staff finds that Goal 5.2 Complete Communities is fulfilled.

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

The proposed use will be in an area with existing mixed-use development and will be conveniently accessible by multi-modal transportation from the surrounding commercial and residential neighborhoods.

Staff response: The requested zone change will create healthy, sustainable and distinct communities with a mix of uses by locating the daycare/school at the intersection of Old Coors Drive SW and Churchill Road SW that is easily accessible to surrounding neighborhoods. There are neighborhoods to the west of the subject site that are zoned R-1C that can easily access the daycare/school and allow the families to proceed to their work places nearby as the area has a mix of uses that offer employment opportunities. Sustainability will be achieved by the adaptive re-use of the abandoned warehouse and restaurant and down-zoning the two lots in order to allow development that will be more efficient and less consumptive on the area and existent lot. The requested MX-M zoning district is prevalent to the north of the subject site, so the mix of possible uses would not change much, particularly given the subject's site small size (.65 acres). The request furthers Policy 5.2.1 Land Uses.

*Goal 5.3 Efficient Development: 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 proposed use will promote development patterns that maximize the utility of existing infrastructure and public facilities available off Old Coors Drive SW and Churchill Road.

Staff response: The subject site is already partially developed and served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land. The redevelopment/adaptive reuse of the existing property for either the proposed use or any use listed in the Allowable Uses, Table 4-2-1: Allowable Use, IDO, pages 143-148 will help promote the patterns of development that exists in the area and will help ensure that the warehouse on the subject site does not fall further into disrepair. The request furthers Goal 5.3 Efficient Development.

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

The project site is located on a property with two buildings that, if not redeveloped for the proposed use, has the potential of falling into a category of undeveloped vacant land for a long period of time negatively impacting the ability to redevelop land within the City where existing infrastructure and public utilities already exist. The proposed use would help ensure the utilization and adaptive re-use of a property that is already supported by existing City infrastructure and public facilities.

Staff response: Infill development occurs on vacant and underused lots in otherwise built-up Sites or areas. The subject property consists both of an underused lot (restaurant) and a vacant lot (vacant warehouse). The location of the daycare/school is within walking distance of public transportation as ABQ Ride Route 66 and ABQ Ride Route 766 have transit stops nearby. The location will also ensure that bicyclists have access to the site as Old Coors Drive SW (Old

Coors) has an existing bicycle lane and there are proposed bike routes for Gonzalez Road SW/Don Luis Road SW. The request furthers Policy 5.3.1 Infill Development.

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

The proposed use will allow for the end users of the property to increase the size of their daycare center that is currently located south of the subject property. Allowing this use will directly increase their current student capacity and ages of students to whom services are offered with a need to hire additional staff. Although the overall employment is not a major increase, the proposed use will directly foster employment opportunities on the West Side. Provision of convenient daycare facilities in this area will also help support the surrounding workforce and their ability to access employment.

Staff response: The request furthers Policy 5.4 West Side Jobs because it fosters employment opportunities on the West Side as the MX-M zone would allow for the daycare/school on the subject site to expand and offer more services than what is currently offered at their location further south. The larger center will allow for increased capacity in student enrollment thereby creating more employment opportunities. The Applicant believes that the overall employment will not be a major increase but staff disagrees as daycares/schools require qualified teachers, teacher aides, food, laundry, janitorial service, delivery, waste and refuse removal, security staff, in addition to general maintenance services. The services required by the center would add to the jobs available in the area which could be filled by local West Side residents. Staff finds that Policy 5.4.2 West Side Jobs is furthered.

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 surrounding areas.

The proposed use will provide quality redevelopment in an expected, designated "Area of Change" in the City of Albuquerque that reinforce the current mixed-uses along the Old Coors Drive SW corridor.

Staff response: The request would facilitate redevelopment of the subject site that includes two lots, and thereby would encourage and direct growth to the Area of Change where growth is expected and desired. The areas immediately to the west of the subject site are residential zones in Areas of Consistency that would benefit from the development of a daycare/school. The request furthers 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 project site is located just over 1100' from the Central Avenue Mainstreet Corridor in a designated "Area of Change" where the permissive uses in MX-M zoning are expected and desired.

Staff response: The subject site is in an Area of Change, at the intersection of Old Coors Drive SW and Churchill Road SW, and 460 feet to the west of the subject site are Areas of Consistency

(residential). In this Area of Change where a transition from residential to commercial has taken place over the past few years, the additional opportunities provided by the MX-M (daycare/school) zoning will direct more growth along this area while expanding employment opportunities. Staff finds that Policy 5.62 Areas of Change is furthered.

*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 heights and massing.

The proposed use supports the adjacent "Area of Consistency" by allowing for an appropriate use in an area identified for change that will be improved and developed with the appropriate building heights and massing that currently exist on the property. The use will also support those adjacent neighborhoods by providing expanded daycare and education opportunities.

Staff response: The proposed MX-M zone transition would provide a transition between Areas of Change and Areas of Consistency and provide an appropriate transition between uses of different intensity and density. The less intense use provided by the MX-M as opposed to the NR-LM would provide buffering as an intermediate transitional zone thereby protecting the existing residential neighborhoods to the west of the subject site and would protect the NR-LM zones from the MX-M zones further north. The request furthers Policy 5.6.4 – Appropriate Transitions.

Chapter 6: Transportation

*Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed use will encourage multi-modal access for multiple generations since the use will provide educational and daycare and educational services for multiple age children.

Staff response: The proposed zone change would facilitate the encouragement of access to transit as the area is close to Yucca Station located at Central and Yucca that serves lines 766. Many area residents are transit-dependent as they do not own a private vehicle either due to financial status or age-related issues and the transit stops located throughout the area are within walking distance of the proposed daycare/school. The area is near ABQ Ride Route 66 (Central Avenue) that runs east-west and serve families that live nearby, drop off their children at the daycare/school, and proceed to their places of employment. Biking would be encouraged as Old Coors Drive SW (Old Coors) has an existing buffered bicycle lane (conventional bike lanes paired with a designated buffer space) in both directions. Gonzalez Road SW/Don Luis Road SW have proposed bike routes. Central Avenue (Central) has a bike lane with a portion of the street a designated lane running in both directions. The area is walkable along Coors Drive SW and Churchill Road SW, both can be used to access the residential neighborhoods nearby. With more people walking it also opens up possibilities for environmentally friendly means of public transportation and potentially improves air quality. The request furthers Goal 6.2 – Multi-Modal System.

*Policy 6.2.3 Pedestrian & Bicycle Activity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The project site is located at the intersection of Churchill Road SW and Old Coors Drive SW. This intersection as well as the entire length of Old Coors Drive heading both south towards Gonzales Road SW and north towards Central Avenue SW has recently had both the sidewalks widened and transitions upgraded to be ADA compliant for the length of the corridor as demonstrated in Figure 8-10.

These improvements combined with the existing bike lane along Old Coors Drive SW and the Central Avenue transit corridor/bus stops located just over 1100' to the north (within the ¼ mile walking standard), provide good access for pedestrians and bicycles to the project and surrounding neighborhoods.

Staff response: The existing bike lanes along Old Coors Drive SW and Central Avenue are easily accessible from the subject site. Recently, the sidewalks along Coors Drive SW have been widened and made to be ADA Compliant allowing for the area to be more pedestrian and bicycle friendly with access within commercial properties and residential neighborhoods. The request furthers Policy 6.2.3 – Pedestrian & Bicycle Activity.

Chapter 7: Urban Design

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

The proposed use will reinforce a sense of place for the surrounding communities by renovating an existing building through context-sensitive design that has been in the neighborhood for many years. As previously mentioned, the existing Old Coors Drive SW corridor has recently had numerous pedestrian improvements that replaced sidewalks and ADA transitions providing an improved and more walkable street environment.

Staff response: The proposed Zoning Map Amendment would allow for the renovation of an abandoned warehouse but staff disagrees that this will reinforce a sense of place through context-sensitive design of development. The request is for a Zoning Map Amendment, not a Site Plan Review, therefore staff cannot adequately justify if a sense of place will be created or not. Furthermore, the improvements performed along the Old Coors Drive SW corridor have been performed by the City of Albuquerque, not the applicant. Staff finds that Goal 7.3 Sense of Place does not apply.

*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.

The proposed use will directly enhance the built environment by renovating existing, aged buildings and will not be introducing an entirely new style of structures by completely demolishing and rebuilding on the property. Utilizing the existing structures helps to ensure a continuity of the built environment.

Staff response: Infill will be provided due to the abandoned warehouse/restaurant being redeveloped into a daycare/school. However, a Site Plan Review has not been performed as it is not a requirement for a Zoning Map Amendment, therefore staff cannot assess whether the infill will blend in style and building materials with the surrounding structures. Staff finds that Policy 7.3.4 Infill does not apply.

Chapter 8: Economic Development

***Goal 8.1 Placemaking:** Create places where business and talent will stay and thrive.

The proposed use will relocate and expand an existing business in the community that will not only maintain the current talent on staff but will also provide additional opportunities to add qualified employees to work in this area.

Staff analysis: The request would enable redevelopment of the subject site with a wider range in the age of students to attend the daycare/school. The wider range in age will allow for a greater number of local teachers, staff aides, custodial staff and perhaps even security staff to be employed. The request would create places where business and talent will stay and thrive in the SW section of Albuquerque. Staff finds that Goal 8.1 Placemaking is furthered.

***Policy 8.1.2 Resilient Economy:** Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed use will improve the quality of life by providing an expanded and continued childcare service that will benefit the existing and new residents on the West Side, fostering the ability of more families to work in the area and directly creating a more resilient and diverse economy.

Staff response: The request furthers Policy 8.1.2 – Resilient Economy because the proposed Zone Map Amendment will facilitate the implementation of a larger daycare/school than what currently exists further south of the subject property. Lack of childcare or issues with childcare can be a challenge for all families regardless of income, and when unresolved, can prevent parents from entering the workforce. Therefore, the proposed zone change will allow for the daycare center/school to expand, increase options and choices for area residents. Economic development efforts will be encouraged and quality of life for new and existing residents will be improved as the larger center will cater to students of diverse ages. Daycares/schools require food, laundry, janitorial service, delivery, waste and refuse removal in addition to general maintenance services. These services could be performed by area residents that would improve the quality of life of new and existing residents. The implementation of a larger daycare/school will address the blight that currently exists on the property and in turn, this redevelopment may raise property values, attracts new businesses, and create a desirable place to live and work. The requests furthers Policy 8.1.2 – Resilient Economy.

Chapter13: Resilience & Sustainability

*Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed use will maintain a safe and healthy environment for the community by providing an opportunity for much needed daycare/school services that is a low-impact, family friendly series to the surrounding mixed-use businesses and neighborhoods.

Staff response: The request would further Goal 13.5 Community Health by allowing for the redevelopment of an abandoned warehouse and a restaurant that is currently in existence. A healthy and safe environment will be created by the implementation of the daycare/school where adult family members may spend time at the daycare/school in several different ways including arriving with the children, picking them up to take them home, as well as spending time with them while at the center. The daycare/school may even function as a focus for human contact and stress reduction that would not be possible if it was not located near transit and residential neighborhoods. Also, with more people walking/bicycle riding it will open up possibilities for environmentally friendly means of transportation leading to potential improvement in air quality. The request furthers Goal 13.5 Community Health.

*Policy 13.5.4 Environmental Justice: Recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help to improve the health outcomes of their residents over time.

As shown in Figure 11, the project is in an area identified by the Greater Albuquerque Housing Partnership to have a population that is on average 20% below poverty levels. Providing more opportunities for families have closer and more accessible opportunities to childcare centers can directly impact a family's ability to work closer to home, support their family, and increase both their income and quality of life.

Staff response: The request furthers Policy 13.5.4- Environmental Justice by providing employment opportunities in several areas mentioned under Policy 8.1.2 – Resilient Economy. The daycare will provide area residents a choice in having their children enrolled at the school and allow them to enter the workforce if a lack of childcare was an issue in not being able to work. The daycare/school could become the catalyst for change in the area by providing a healthy and safe environment that can help address environmental impacts in the area and provide employment opportunities for local residents. Staff finds that Policy 13.5.4- Environmental Justice has been furthered.

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 Map Amendment justification letter analyzed here, received on February 1, 2021, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned NR-LM (Non-residential – Light Manufacturing Zone District), and currently developed with a restaurant in operation and a vacant warehouse. The requested Zoning is MX-M (Mixed-Use-Medium Intensity Zone District). The reason for the request is to obtain zoning that will facilitate new development that will support a daycare/school for children ages 6 months to 12 years. The subject site is in an Area of Change.

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.

The proposed zone change is consistent with the health, safety, and general welfare of the City by creating an opportunity for a childcare facility that will support the existing neighborhoods and will further a preponderance of applicable Goals and policies in the Comprehensive Plan.

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 4.1 – Character, Policy 4.1.1 – Distinct Communities, Policy 4.1.2 – Identity and Design, Policy 4.1.4 – Neighborhoods, Goal 5.2 – Complete Communities, Policy 5.2.1 – Land Uses, Goal 5.3 – Efficient Development, Policy 5.3.1 – Infill Development, Policy 5.4.2 – West Side Jobs, Goal 5.6 City Development Areas, Policy 5.6.2 – Areas of Change, Policy 5.6.4 – Appropriate Transitions, Goal 6.2 – Multi-Modal System, Policy 6.2.3 – Pedestrian & Bicycle Connectivity, Goal 8.1 – Placemaking, Policy 8.1.2 – Resilient Economy, Goal 13.5 – Community Health, Policy 13.5.4 – Environmental Justice.

Non-applicable citations: Goal 7.3 – Sense of Place, Policy 7.3.4 – Infill.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding character, distinct communities, land uses, efficient development, West-side jobs, and multi-modal systems. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

- 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).

The subject site is located wholly in an “Area of Change”, all three of these criterion options do not apply.

Staff response: The subject site is not located wholly in an Area of Consistency and does not apply to this request. The response to Criterion B is sufficient.

- 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.

This criterion is not applicable to this zone change request.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

This criterion is not applicable to this zone change 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).

The existing NR-LM zoning is inappropriate for the proposed use since it does not allow for the development of a daycare or educational related school facility. Rezoning the two parcels to MX-M zone is more advantageous to the community as articulated by the Comp Plan (Criterion #2), including patterns of land use and development densities and intensities. As

described in our policy analysis, this request furthers numerous Comp Plan Goals and policies regarding infill development, land uses, Areas of Change, and multimodal access.

The requested MX-M zoning will reinforce and strengthen the established character of the Area of Change and will provide added value for needed services to the surrounding Areas of Consistency.

Staff: The subject site is in an Area of Change. In this Area of Change where a transition from residential to commercial has taken place over the past few years, the additional opportunities provided by the MX-M (daycare/school) zoning will direct more growth along this area while expanding employment opportunities. The MX-M zoning would be more advantageous to the community as this zone allows for a daycare/school that will benefit the community as the subject site is easily accessed either by walking our public transportation as there are residential uses to the west of the subject site. The response to Criterion C is sufficient.

- 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.

None of the permissive uses in the MX-M zone, currently not available in NR-LM will be harmful to the adjacent property, neighborhood or community.

Additional permissive changes from NR-LM to MX-M include:

Multi-family/group home opportunities: Although MX-M has more high-density residential uses, the subject property is only .65 acres in size and is not large enough or conducive to accommodate large residential uses that could meet the City's design, parking, and open space requirements permissive under MX-M.

Adult or child day care/educational/schools: The subject property has two existing buildings that could be renovated for a daycare and educational purposes.

This request for a zone change will not change the owner's ability to develop the subject site with some commercial uses but does change the allowable uses to include more opportunities for education and childcare services that can directly increase educational opportunities without adding a burden on the existing public-school system.

The following table represents all the NR-LM vs. MX-M listed uses under the following categories:

1. Residential Uses
2. Civic and Institutional Uses
3. Commercial Uses
4. Industrial Uses (does not include WTF)

IDO Zoning Comparison: MX-M vs. NR-LM		
Use	MX-M	NR-LM
RESIDENTIAL		
Dwelling, townhouse	P	~
Dwelling, live-work	P	~
Dwelling, multi-family	P	~
Assisted living facility or nursing home	P	~
Community residential facility, small	P	~
Community residential facility, large	P	~
Dormitory	P	~
Group home, small	P	~
Group home, medium	P	~
Group home, large	C	~
CIVIC AND INSTUTIONAL		
Adult or child day care facility	P	A
Community center or library	P	C
Daytime gathering facility	~	A
Elementary or middle school	P	CV
High school	P	C
Hospital	P	~
Museum	P	P
Overnight shelter	~	C
Parks and open space	P	C
Religious institution	P	CV
Sports field	P	P
University or college	P	CV
Vocational school	P	P
COMMERCIAL USES		
Community garden	P	C
General agriculture	~	P
Kennel	C	P
Nursery	A	P
Veterinary hospital	P	P
Other pet services	P	P
Adult entertainment	~	P
Auditorium or theater	P	P
Bar	P	P
Catering service	P	P
Health club or gym	P	P
Nightclub	P	P
Residential community amenity, indoor	P	~

Restaurant	P	P
Tap room or tasting room	P	P
Other indoor entertainment	P	P
Hotel or motel	P	P
Car wash	P	P
Heavy vehicle and equipment sales	~	P
Light vehicle fueling station	P	P
Light vehicle repair	P	P
Light vehicle sales and rental	P	P
Outdoor vehicle storage	~	P
Paid parking lot	P	P
Parking structure	P	P
Bank	P	P
Blood service facility	C	P
Club or event facility	P	P
Commercial services	P	P
Construction contractor facility and yard	~	P
Medical or dental clinic	P	P
Mortuary	P	C
Office	P	P
Personal and business services, small	P	P
Personal and business services, large	P	P
Research or testing facility	P	P
Self-storage	C	P
Amphitheater	~	C
Drive-in theater	C	C
Residential community amenity, outdoor	P	~
Other outdoor entertainment	A	P
Adult retail	~	P
Art gallery	P	P
Bakery goods or confectionery shop	P	P
Building and home improvement materials store	C	P
Cannabis retail	P	A
Farmers' market	P	CV
General retail, small	P	P
General retail, medium	P	C
General retail, large	C	~
Grocery store	P	P
Liquor retail	C	C
Nicotine retail	P	C

Pawn shop	P	P
Freight terminal or dispatch center	~	P
Helipad	CA	P
Park-and-ride lot	P	C
Railroad yard	~	P
Transit facility	P	P
INDUSTRIAL USES		
Artisan manufacturing	P	P
Cannabis cultivation	~	P
Cannabis-infused products manufacturing	~	P
Light manufacturing	~	P
Drainage facility	P	P
Electric utility	P	P
Geothermal energy generation	A	P
Major utility, other	P	P
Solar energy generation	P	P
Wind energy generation	A	A
Recycling drop-off bin facility	A	P
Salvage yard	~	C
Outdoor storage	C	P

Staff response: The applicant has compared the existing NR-LM zoning to the proposed MX-M zoning, noting which uses would become permissive in the new zone. The IDO's Use Specific Standards will help mitigate potential harm to the surrounding properties, neighborhood, or the community. The development standards serve to limit the overall density on the site, specifically this site that is only 0.65 acre. Staff agrees that the request will not add a burden on the existing public-school system. The response to Criterion D is sufficient.

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.

The project site already has adequate capacity to serve the development for both the existing NR-LM and the proposed MX-M zoning. Site-specific improvements will be upgraded accordingly to the renovation of the existing buildings to tie into the City's existing water and wastewater infrastructure.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

The proposed zone change will not require major and unprogrammed capital expenditures by the City and already has the necessary infrastructure improvements required by the City.

The existing infrastructure will facilitate the redevelopment of the existing buildings as supported by the proposed MX-M zoning.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

The project site already has adequate capacity to serve the proposed MX-M zone change and the adaptive re-use of the existing buildings.

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.

As previously stated, the proposed zone change will have adequate capacity since the property has already met the City's required infrastructure improvement requirements.

Staff: Staff agrees that the request meets the requirement that the City's existing infrastructure and public improvements have adequately served the subject site for many years 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.

The request is based on the intent to renovate two existing buildings that will facilitate the intended use of a daycare and school facility. One of the main benefits of the property is the existence of a restaurant with a kitchen that can be renovated to support the daycare/school for preparing and serving meals to the students.

Staff: Staff agrees that the requested zone change is not completely based on the property's location on a major street. The property is located on Old Coors Drive SW, between Churchill Road SW and Gonzalez Road SW. The response to Criterion F is sufficient.

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

The cost of land or other economic considerations are not the determining factor for this zone change request because the land is located near the end user's current daycare and is conveniently located in an area the end user would like to continue to serve with the added benefit of having two existing buildings that can meet their relocation and expansion needs.

Staff: Economic considerations are not a factor for the requested zone change. The intent behind the zone change is to allow for two existing buildings (a restaurant and vacant warehouse) to be adapted for re-use to allow for the implementation of a daycare/school to serve the needs of the area. The response to Criterion G is sufficient.

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.

The property is adjacent to existing MX-M zoning to the north, so it is not considered a spot zone or a strip zone. The property and the uses could also be considered a more appropriate transition between the properties to the north and east to the adjacent NR-LM parcels remaining.

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.

This criterion is not applicable to this zone change request.

3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

The existing structures on the premise make it well suited for the proposed use of the MX-M zoning.

Staff: The request will not create a spot zone. Staff agrees that the property is adjacent to existing MX-M zoning to the north, the uses for the subject property will be more appropriate, and will act as a transition between the properties to the north and east to the adjacent NR-LM zones. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few agency comments were received.

Long Range Planning staff have no comments.

The Transportation Development Review Services Section had no objection to the request. The Solid Waste Management Department and Albuquerque Public Schools (APS) also had no comments.

Bernalillo County Public Works/Transportation Planning

No adverse comments to zone change.

For information purposes only: Although the site is not anticipated to have impacts on Bernalillo County roads and intersections, Bernalillo Public Works is requesting an electronic copy of the traffic impact study for the development.

Utility Services

Water Utility Authority

No adverse comment to the proposed zone change.

For information only:

It is understood that 309 Old Coors (identified as 303 Old Coors in the documentation) is currently receiving service. With the proposed redevelopment of the site please request an availability at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>

The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

Also, please note that shared services between lots is prohibited. 301 Old Coors will need to establish its own account after the requirements outlined in the aforementioned Availability Statement are met.

PNM

There are existing PNM facilities abutting the site along both Old Coors Drive SW and Churchill Road SW. 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 www.pnm.com/erequest for PNM to review.

Neighborhood/Public

The affected neighborhood organizations are the Alamosa Neighborhood Association, Crestview Bluff Neighbors Association, South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested.

Staff has received a letter of opposition from the tenant/potential owner of 309 Old Coors Drive SW, south of the subject site. Jim Strozier and Shawna Bailey of Consensus Planning organized a Zoom meeting with the tenant opposing the zone change and with staff assigned to review the application. The tenant was under the impression that the zoning for their property would change but staff was able to clarify that only the zoning for 301 & 303 Old Coors Drive SW would change. They are opposing any kind of zone change and would like for the area to remain only as an NR-LM zone. They are very concerned about the noise that is generated from the uses on their property and how these noises will affect the children, specifically during their nap time. They also mentioned that they are planning on expanding the services they provide and, in the future, will be manufacturing concrete masonry units (CMU's). They are concerned about the dust and noise and how this will severely impact the property next door as there is only 24" separating the two buildings on each property. Staff has received documentation from Insight Construction who met with their client, Little World Daycare, who have assured them that they have no concerns about noise from neighboring properties as they are planning significant improvements to the property to include the addition of insulation to the structures as part of their work.

Other than the one letter of opposition, staff has not received any further communication from neighbors or members of the affected neighborhood organizations.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from NR-LM to MX-M for Lots 99 & 100, Rio Grande Heights Addition, located at 301 & 303 Old Coors Drive SW, between Churchill Road SW and Gonzales Road SW, approximately 0.65 acres. The applicant would like to change the subject site's zoning to MX-M in order to facilitate new development that will support a daycare/school for children ages 6 months to 12 years. The subject site is in an Area of Change.

The applicant has adequately justified the zoning map amendment based upon the proposed zoning being more advantageous to the community than the current zoning and would further a preponderance of applicable Goals and policies in the Comprehensive Plan.

The affected neighborhood organizations are the Alamosa Neighborhood Association, Crestview Bluff Neighbors Association, South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested.

Staff has received a letter of opposition from the tenant/potential owner of 309 Old Coors Drive SW, south of the subject site, who oppose any type of zone change and would like for the area to remain an NR-LM zone.

Staff recommends approval.

FINDINGS - RZ-2021-00003, February 18, 2021 - Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 0.65-acre site legally described as Lots 99 & 100, Rio Grande Heights Addition
2. The subject site is zoned NR-LM (Non-Residential – Light Manufacturing Zone District). The zoning was received as a conversion from the subject site’s former zoning of M-1 (Industrial/Wholesale). The M-1 zone primarily referenced the NR-LM zone of the Comprehensive Zoning Code, which was how the Integrated Development Ordinance (IDO) zoning conversion to NR-LM was determined.
3. The applicant is requesting a zone change to MX-M (Mixed-Use-Medium Intensity Zone District) in order to facilitate new development that will support a daycare/school for children ages 6 months to 12 years.
4. The application was submitted on January 6, 2021 and is being reviewed using the November 2020 version of the Integrated Development Ordinance (IDO).
5. The subject site is in an Area of Change as designated by the Comprehensive Plan and is in the Southwest Mesa Community Planning Association (CPA). The Southwest Mesa is characterized by its’ suburban subdivisions, impressive vistas, and connection to the Western mesa vista. The area has an arid mesa environment characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage and is the “Gateway” to Albuquerque from the west, where I-40 and Route 66 separate from each other.
6. The subject site is located approximately 1100’ south of Central Avenue SW and west of Old Coors Drive SW. Central Avenue SW is designated a Premium Transit Corridor all the way to Tramway Blvd, and a Major Transit Corridor.
7. 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.
8. The request furthers Goals and policies from Chapter 4: Community Identity:
 - A. *Goal 4.1. Character: Enhance, protect, and preserve distinct communities.

The subject property is located in an area that contains miscellaneous commercial, office, industrial and retail development that include a vehicle repair shop, audio/alarm customization, industrial equipment storage, and vacant buildings. The renovation/adaptive reuse of the site will help create a harmonious relationship between the proposed daycare/school and the existing surroundings that will enhance the unique qualities of the neighborhood through functional and visual relationships.

- B. *Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

There are residential neighborhoods zoned R-1C to the west of the subject property that are in Areas of Consistency. The properties to the north of the subject site are in Areas of Change/Areas of Consistency while the areas to the south and east are in Areas of Change. The request is consistent with surrounding uses, which are mostly miscellaneous commercial and retail to the north. The area along Coors Drive SW is distinctly non-residential. The proposed development of the subject site that will include the currently abandoned warehouse and possible incorporation of the existing restaurant into its' design will promote quality development that is consistent with the character of the community. Future redevelopment would be required to follow the design standards and regulations in the Integrated Development Ordinance (IDO), which would encourage quality development.

- C. *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 proposed development will protect the identity and cohesiveness of the neighborhood by incorporating the two existing buildings into the design of the daycare/school. The building scale will not be impacted as the warehouse is being adapted for reuse and the restaurant, currently in operation, will possibly be incorporated into the design. The zone change uses an existing zone in the area (adjacent to the north) that will support the redevelopment of the existing restaurant and vacant warehouse.

- D. *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 facilitate the renovation/adaptive re-use at the NE corner of an intersection surround by other miscellaneous, commercial and office retail which would buffer it from the neighborhood to the west of the subject site. Further development under the MX-M zone would be subject to applicable IDO standards that serve to protect and preserve neighborhoods, even though the nearest neighborhood is approximately 460 feet west of the subject site. The proposed use will enhance, protect, and preserve the neighborhoods by locating the daycare/school in an area that is accessible to the surrounding neighborhoods thus allowing residents in the area to access the property by either walking or public transportation.

10. The request furthers Goals and policies from Chapter 5: Land Use:

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

The request would facilitate redevelopment of the subject site, which would provide additional opportunities for residents to work and shop in the area, although the subject site's small size (.65 acres) limits some of these opportunities. The request would foster complete communities where residents can live and work together because the

daycare/school will be located within ½ mile of commuter rail and ¼ of mile to two or more bus lines to encourage the use of transportation, particularly for employees.

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

The requested zone change will create healthy, sustainable and distinct communities with a mix of uses by locating the daycare/school at the intersection of Old Coors Drive SW and Churchill Road SW that is easily accessible to surrounding neighborhoods. There are neighborhoods to the west of the subject site that are zoned R-1C that can easily access the daycare/school and allow the families to proceed to their work places nearby as the area has a mix of uses that offer employment opportunities. Sustainability will be achieved by the adaptive re-use of the abandoned warehouse and restaurant and down-zoning the two lots in order to allow development that will be more efficient and less consumptive on the area and existent lot. The requested MX-M zoning district is prevalent to the north of the subject site, so the mix of possible uses would not change much, particularly given the subject's site small size (.65 acres).

- C. *Goal 5.3 Efficient Development: 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 partially developed and served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land. The redevelopment/adaptive reuse of the existing property for either the proposed use or any use listed in the Allowable Uses, Table 4-2-1: Allowable Use, IDO, page 143-148 will help promote the patterns of development that exists in the area and will help ensure that the warehouse on the subject site not fall further into disrepair.

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

The subject property consists both of an underused lot (restaurant) and a vacant lot (vacant warehouse). The location of the daycare/school is within walking distance of public transportation as ABQ Ride Route 66 and ABQ Ride Route 766 have transit stops nearby. The location will also ensure that bicyclists have access to the site as Old Coors Drive SW (Old Coors) has an existing bicycle lane and there are proposed bike routes for Gonzalez Road SW/Don Luis Road SW.

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

If the Proposed Zoning Map amendment were to be approved, it would foster employment opportunities on the West Side as the MX-M zone would allow for the daycare/school on the subject site to expand and offer more services than what is currently offered at their location further south. The larger center will allow for increased capacity in student enrollment thereby creating more employment opportunities. The Applicant believes that the overall employment will not be a major increase but staff disagrees as daycares/schools require qualified teachers, teacher aides, food, laundry, janitorial service, delivery, waste and refuse removal, security staff, in addition to general maintenance services. The services required by the center would add to the jobs available in the area which could be filled by local West Side residents.

- F. 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 surrounding areas.

The request would facilitate redevelopment of the subject site that includes two lots, and thereby would encourage and direct growth to this Area of Change where growth is expected and desired. The areas immediately to the west of the subject site are residential zones and in Areas of Consistency that would benefit from the development of a daycare/school in order to allow nearby residents to take their children to daycare/school and then proceed to their place of employment.

- G. *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 subject site is in an Area of Change, at the intersection of Old Coors Drive SW and Churchill Road SW, and 460 feet to the west of the subject site are Areas of Consistency (residential). In this Area of Change where a transition from residential to commercial has taken place over the past few years, the additional opportunities provided by the MX-M (daycare/school) zoning will direct more growth along this area while expanding employment opportunities.

- H. *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 heights and massing.

The proposed MX-M zone transition lies between Areas of Change and Areas of Consistency and would provide an appropriate transition between uses of different intensity and density. The transition aspects of the proposed zone with less intense use as compared to NR-LM would provide buffering as an intermediate transitional zone thereby protecting the existing residential neighborhoods to the west of the subject site.

11. The request furthers Goals and policies from Chapter 6: Transportation

- A. *Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed zone change would facilitate the encouragement of access to transit as the area is close to Yucca Station located at Central and Yucca that serves lines 766. There are transit stops located throughout the area that are within walking distance of the proposed daycare/school. The area is near ABQ Ride Route 66 (Central Avenue) that runs east-west and serve families that live nearby, drop off their children at the daycare/school, and proceed to their places of employment. Biking would be encouraged as Old Coors Drive SW (Old Coors) has an existing buffered bicycle lane (conventional bike lanes paired with a designated buffer space) in both directions. Gonzalez Road SW/Don Luis Road SW have proposed bike routes. Central Avenue (Central) has a bike lane with a portion of the street a designated lane running in both directions. The area is walkable along Coors Drive SW and Churchill Road SW both can be used to access the residential neighborhoods nearby. With more people walking it also opens up possibilities for environmentally friendly means of public transportation and potentially improves air quality.

- B. *Policy 6.2.3 Pedestrian & Bicycle Activity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The existing bike lane along Old Coors Drive SW, Central Avenue, and Gonzales Road SW are easily accessible from the subject site. There have been recent sidewalk improvements along Coors Drive SW where they have been widened and are now ADA Compliant allowing for the area to be more pedestrian and bicycle friendly with access within commercial properties and residential neighborhoods.

12. The request furthers Goals and policies from Chapter 8: Economic Development

- A. *Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

The request would enable redevelopment of the subject site with a wider range in the age of students to attend the daycare/school. The wider range in age will allow for local teachers, staff aides, custodial staff and perhaps even security staff to be employed locally. The request would create places where business and talent will stay and thrive in the SW section of Albuquerque.

- B. *Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request furthers Policy 8.1.2 – Resilient Economy because the proposed Zoning Map Amendment will encourage economic developments efforts that will improve the quality of life for new and existing residents. A more robust and diverse economy will be created by allowing for the implementation of a larger daycare/school than what currently exists further south of the subject property. Daycares/schools require food, laundry, janitorial service, delivery, waste and refuse removal in addition to general maintenance services. These services could be performed by area residents that would improve the quality of life of new and existing residents. The implementation of a larger daycare/school will address the blight that currently exists on the property and in turn, this redevelopment may raise property values, attracts new businesses, and create a desirable place to live and work.

13. The request furthers Goals and policies from Chapter 13: Resilience & Sustainability

- A. *Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The redevelopment of the abandoned warehouse and restaurant that are currently at the subject site will protect and maintain a safe and healthy environment by allowing for the daycare/school that is located further south to expand and increase the range of their students. The implementation of the daycare/school will allow adult family members may spend time at the daycare/school in several different ways including arriving with the children, picking them up to take them home, as well as spending time with them while at the center. The daycare/school may even function as a focus for human contact and stress reduction that would not be possible if it was not located near transit and residential neighborhoods. Also, with more people walking/bicycle riding it will open up possibilities for environmentally friendly means of transportation leading to potential improvement in air quality.

- B. *Policy 13.5.4 Environmental Justice: Recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help to improve the health outcomes of their residents over time.

Environmental justice will be promoted by providing employment opportunities in several areas mentioned under Policy 8.1.2 – Resilient Economy. The daycare/school could become the catalyst for change in the area by providing a healthy and safe environment that can help address environmental impacts in the area and provide employment opportunities for local residents.

14. The applicant has 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: 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's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding character, distinct communities, land uses, efficient development, west-side jobs, and multi-modal systems. Therefore, the request is consistent with the City's health, safety, morals and general welfare.

- B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.
- C. Criterion C: The subject site is in an Area of Change, at the intersection of Old Coors Drive SW and Churchill Road SW, and 460 feet to the west of the subject site are Areas of Consistency (residential). In this Area of Change where a transition from residential to commercial has taken place over the past few years, the additional opportunities provided by the MX-M (daycare/school) zoning will direct more growth along this area while expanding employment opportunities.
- D. Criterion D: The applicant compared the existing NR-LM zoning to the proposed MX-M zoning and has clearly shown that the requested down-zoning would not include permissive uses that would be harmful to the adjacent properties, the neighborhood, or the community. The Use-Specific Standards in Section 16-16-4-3 associated with the proposed use will adequately mitigate harmful impacts if there were to be any.
- E. Criterion E: The request meets the requirement that the City's existing infrastructure and public improvements have adequately served the subject site for many years and have adequate capacity to serve the development made possible by the change of zone. The lots are served by the existing roadway network including Old Coors Drive SW and Churchill Road SW street frontage, nearby transit, water/sewer services, and storm drainage systems.
- F. Criterion F: The requested zone change is not completely based on the property's location on a major street. The property is located on Old Coors Drive SW, between Churchill Road SW and Gonzales Road NW. Old Coors Drive SW is classified as an Urban Minor Arterial.
- G. Criterion G: Economic considerations are not a factor. The justification is also not based completely or predominantly upon the cost of land. The main purpose of the request is to change the zoning in order to facilitate the development of a daycare/school for children aged 6 months to 12 years.
- H. Criterion H: The request will not create a spot zone because the subject site is adjacent to existing MX-M zoning to the north and the uses of the subject property will be more appropriate.

15. The applicant's policy analysis adequately demonstrates that the request furthers 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.

16. The affected neighborhood organizations are the Alamosa Neighborhood Association, Crestview Bluff Neighbors Association, South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested.
17. Staff has received a letter of opposition from the tenant/potential owner of 309 Old Coors Drive SW, south of the subject site. The tenant is opposing any kind of zone change and would like for the area to remain only as an NR-LM zone. They are very concerned about the noise that is generated from the uses on their property and how these noises will affect the children, specifically during their nap time. They also mentioned that they are planning on expanding the services they provide and, in the future, will be manufacturing concrete masonry units (CMU's). They are concerned about the dust and noise and how this will severely impact the property next door as there is only 24" separating the two buildings on each property. Staff has received documentation from Insight Construction who met with their client, Little World Daycare, who have assured them that they have no concerns about noise from neighboring properties as they are planning significant improvements to the property to include the addition of insulation to the structures as part of their work.

RECOMMENDATION - RZ-2021-00003, February 18, 2021

APPROVAL of Project #: 2021-004918, Case #2021-00003, a Zoning Map Amendment from NR-LM to MX-M for Lots 99 & 100, Rio Grande Heights Addition, an approximately 0.65-acre site, located at 301 & 303 Old Coors Drive SW, between Churchill Road SW and Gonzales Road SW, based on the preceding Findings.



***Silvia Bolivar, PLA, ASLA
Current Planner***

Notice of Decision cc list:

cc: Alamosa NA jetbac@aol.com
Alamosa NA jgallegoswccd@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition) jgallegoswccd@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition) luis@wccd.org
Westside Coalition of Neighborhood Associations aboard111@gmail.com
Westside Coalition of Neighborhood Associations ekhaley@comcast.net
South Valley Coalition of Neighborhood Associations mbfernandez1@gmail.com
South Valley Coalition of Neighborhood Associations rroibal@comcast.net
Crestview Bluff Neighbors Association – Alfred Otero via mail
Crestview Bluff Neighbors Association – Stephanie Gilbert via mail
Heart Driven admin@hdadjusting.com
Damian Chimenti damian@insightnm.com
Consensus Planning cp@consensusplanning.com
City Legal, avarela@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement Any alterations to existing refuse service will require a site plan to scale, and will have to be approved by the Solid Waste Department.

Long-Range Planning – Long-Range Planning staff has no comments.

CITY ENGINEER

Transportation Development Review Services

No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning No comment available at this time.

Traffic Engineering Operations (Department of Municipal Development) No comment.

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER None.

UTILITY SERVICES

WATER UTILITY AUTHORITY No adverse comment to the proposed zone change.

For information only:

It is understood that 309 Old Coors (identified as 303 Old Coors in the documentation) is currently receiving service. With the proposed redevelopment of the site please request an availability at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>

The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

Also, please note that shared services between lots is prohibited. 301 Old Coors will need to establish its own account after the requirements outlined in the aforementioned Availability Statement are met.

PNM

There are existing PNM facilities abutting the site along both Old Coors Drive SW and Churchill Road SW. 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 www.pnm.com/erequest for PNM to review.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION- No objection to the proposed zone change.

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- No comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comments to zone change.

For information purposes only: Although the site is not anticipated to have impacts on Bernalillo County roads and intersections, Bernalillo Public Works is requesting an electronic copy of the traffic impact study for the development.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Case comments: No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO



Figure 1: Vacant warehouse on subject site, standing on Churchill Road SW

Figure 2: Restaurant on subject site, standing on Old Coors Drive SW

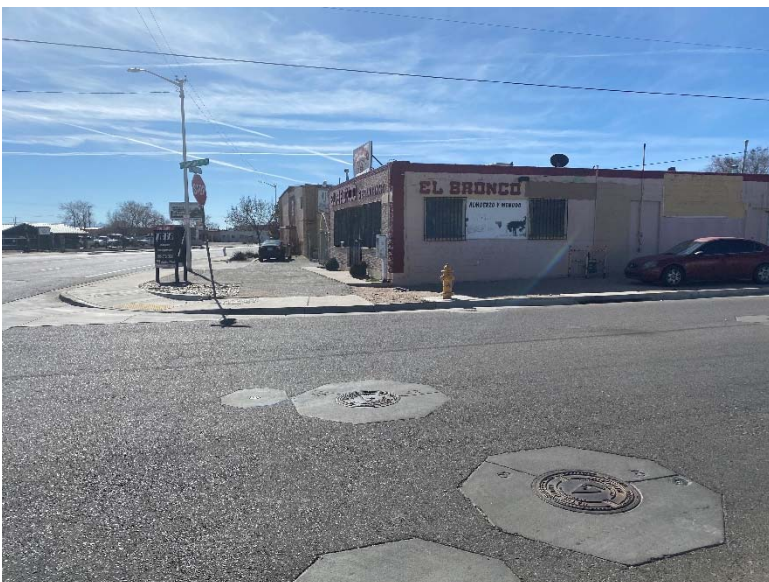


Figure 3: Standing on Churchill Road SW, facing south



Figure 4: Parking lot of Lots 99 & 100, subject site

Figure 5: Old Coors Drive SW, facing north



Figure 6: Subject site

HISTORY

**CITY OF ALBUQUERQUE
ZONING HEARING EXAMINER
PLANNING DIVISION
P.O. BOX 1293
ALBUQUERQUE, NM 87103**

Emne Sabag requests a special exception to Section 14. 16. 2. 20. (B). (6): a **CONDITIONAL USE** to allow retailing in a M-1 zone on Lot 100, Block 0000, Rio Grande Heights Addition, zoned M-1, and located at 309 Old Coors Dr. SW (K-11)

Special Exception No:.....ZA-96-280
Hearing Date:.....08/21/96
Closing of Public Record:....08/21/96
Date of Decision:.....08/23/96

STATEMENT OF FACTS: The applicant is requesting a conditional use to allow retailing in a M-1 zone. The applicant contends this use will include the retail sale of western boots and clothes. Currently on the site exists a car dealership in which her husband is part owner, and a "shop" space in the front of the dealership with it's own entrance. The hours of operation are 10:30 a.m. - 5:00 p.m., Tuesday through Sunday. There are no employees and parking is accommodated by using the inside car lot currently existing for the car dealership. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony, as well as an on-site inspection and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved

If you wish to appeal this decision, you may do so by September 9, 1996, in the manner described below:

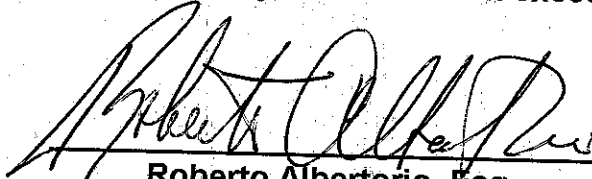
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$50.00 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B). Of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby, have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Ronald N. Short, AICP, Planning Director
Robert Romero, Zoning Enforcement Director
ZHE Office

ZONING

Please refer to IDO Sub-section 14-16-2-5(C) for the Non-Residential – Light Manufacturing Zone District (NR-LM)

Please refer to IDO Sub-section 14-16-2-4(C) for the Mixed-Use – Medium Intensity Zone District (MX-M)

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	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Insight Construction		Phone: 505.506.9144
Address: 3909 12th Street NW		Email: damian@insightnm.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Consensus Planning		Phone: 505.764.9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Construction Contractor to Purchaser		List all owners: Dennis & Eliza Garcia, Oliver & Elizabeth Burton

BRIEF DESCRIPTION OF REQUEST

The client is requesting a zone change from NR-LM to MX-M for new development that will support a daycare/school for ages 6 months to 12 years by remodeling the existing buildings on the two lots.

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

Lot or Tract No.: Lot 99 and 100	Block: N/A	Unit: N/A
Subdivision/Addition: Rio Grande Heights Addition	MRGCD Map No.:	UPC Code: 101105736824441221 & 101105736723441220
Zone Atlas Page(s): K-11-Z	Existing Zoning: NR-LM	Proposed Zoning: MX-M
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (acres): .6439

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 301 & 303 Old Coors Drive SW	Between: Churchill Rd SW	and: Gonzalez Rd SW
---	--------------------------	---------------------

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

ZA-96-280	
Signature:	Date: January 6, 2021
Printed Name: Jim Strozier FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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: _____

Date: January 6, 2021

Printed Name: Jim Strozier FAICP

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature: _____

Date: _____



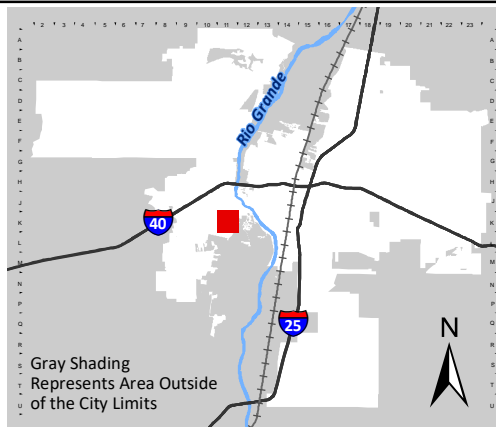


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
K-11-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
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

Insight Construction
3909 12th Street
Albuquerque, NM 87107

November 24, 2020

Dan Serrano, Chairperson
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

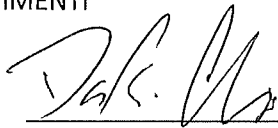
RE: Zone Map Amendment for 301 & 303 Old Coors Drive SW

Dear Mr. Serrano,

As the applicant for the referenced property, I hereby authorize Consensus Planning Inc. to act as my agent to provide entitlement services for the purposes related to a Zone Map Amendment for the properties legally described as "RIO GRANDE HEIGHTS ADD N60 FT L99" and "099 S 40FT LT99 N1/2 LT100 RIO GRANDE HGTS ADDN". Entitlement services shall include, but not be limited to general correspondence, representation before the Environmental Planning Commission (EPC), Development Review Board (DRB) and all application submittals.

Sincerely,
DAMIAN J. CHIMENTI

Signature:



Printed Name:

DAMIAN CHIMENTI

Title:

PRESIDENT | INSIGHT CONSTRUCTION

Mr. Dennis Garcia
Ms. Elizabeth J Cohen
P.O. Box 3216
Albuquerque, NM 87190-3216

November 30, 2020

Dan Serrano, Chairperson
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

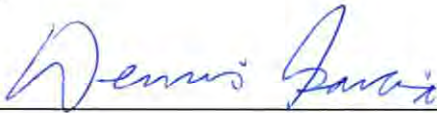
RE: Zone Map Amendment for 301 & 303 Old Coors Drive SW

Dear Mr. Serrano,

Mr. Garcia and Ms. Cohen, owners of the referenced property, hereby authorize Consensus Planning Inc. to act as their agent to provide entitlement services for the purposes related to a Zone Map Amendment for the properties legally described as "RIO GRANDE HTS ADD N60 FT L99" and "099 S 40FT LT99 N1/2 LT100 RIO GRANDE HGTS ADDN". Entitlement services shall include, but not be limited to general correspondence, representation before the Environmental Planning Commission (EPC), Development Review Board (DRB) and all application submittals.

Sincerely,
PROPERTY OWNERS

Signature:



Printed Name:

DENNIS GARCIA

Title:

OWNER / PR

Signature:

Printed Name:

Title:

Mr. Dennis Garcia
Ms. Elizabeth J Cohen
P.O. Box 3216
Albuquerque, NM 87190-3216

November 30, 2020

Dan Serrano, Chairperson
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Zone Map Amendment for 301 & 303 Old Coors Drive SW

Dear Mr. Serrano,

Mr. Garcia and Ms. Cohen, owners of the referenced property, hereby authorize Consensus Planning Inc. to act as their agent to provide entitlement services for the purposes related to a Zone Map Amendment for the properties legally described as "RIO GRANDE HTS ADD N60 FT L99" and "099 S 40FT LT99 N1/2 LT100 RIO GRANDE HGTS ADDN". Entitlement services shall include, but not be limited to general correspondence, representation before the Environmental Planning Commission (EPC), Development Review Board (DRB) and all application submittals.

Sincerely,
PROPERTY OWNERS

Signature:



Printed Name:

ELIZABETH J. COHEN

Title:

OWNER - PARTNER

Signature:

Printed Name:

Title:



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: 301 & 303 Old Coors Drive **Building Permit #:** N/A **Hydrology File #:** N/A
Zone Atlas Page: K-11-Z **DRB#:** N/A **EPC#:** N/A **Work Order#:** N/A
Legal Description: RIO GRANDE HTS ADD N60 FT L99 and 099 S 40FT LT99 N1/2 LT100 RIO GRANDE HGTS ADDN
City Address: N/A
Applicant: Insight Construction **Contact:** Damian Chimenti
Address: 3909 12th Street Albuquerque, NM 87107
Phone#: 505.506.9144 **Fax#:** **E-mail:** damian@insightnm.com

Development Information

Build out/Implementation Year: 2021 **Current/Proposed Zoning:** NR-LM TO MX-M

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

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

Describe development and Uses:

New development will support a daycare / school for ages 6 months to 12 years.

Days and Hours of Operation (if known): 6:30 AM - 6:30 PM

Facility

Building Size (sq. ft.): The two existing buildings on both lots total approximately 10,000 square feet.

Number of Residential Units: Not Applicable

Number of Commercial Units: 2 Existing Buildings (a restaurant and warehouse)

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* Up to 100

Expected Number of Employees (if known):* 6-10

Expected Number of Delivery Trucks/Buses per Day (if known):* 1-3

Trip Generations during PM/AM Peak Hour (if known):* ITE Land Use #565 Day Care, AM 115 trips, PM 120 trips

Driveway(s) Located on: 1 is on Churchhill Rd SW and 1 is on Old Coors Drive SW

Adjacent Roadway(s) Posted Speed: Old Coors Drive SW

40 MPH

Churchill Rd SW

Unknown

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Old Coors Dr SW = Minor Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: NA
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 10,800 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Bus Route 66 and 766 Nearest Transit Stop(s): There are two different bus stops (Rapid
Ride 766 & Bus Route 66) approx. 1/4 mile
to the north of the subject property on
Central Avenue.

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Current = Designated lane.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: New ADA compliant sidewalks adjacent to project and new ADA transitions
at the intersection of Churchill and Old Coors Dr.

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

Not Applicable

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:

 P.E.

12/18/2020

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.



January 6, 2021 (Revised February 1, 2021)

Dan Serrano, Chairperson
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Re: 301 & 303 Old Coors Drive SW – Request for Zoning Map Amendment

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

Dear Mr. Chairman:

On behalf of the applicant, Insight Construction, Consensus Planning submits this request for approval of a Zoning Map Amendment – EPC. The purpose of this letter is to provide justification of our request by responding to the decision criteria specified in the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3) as well as outlining how this request supports the Comprehensive Plan's goals and policies. The subject site consists of two parcels that total approximately .64 acres and is located approximately 1100' south of Central Ave SW and west of Old Coors Drive SW (see Figure 1). The following is the subject site's legal description:

- *RIO GRANDE HEIGHTS ADDITION NORTH 60 FT LOT 99; AND,*
- *099 SOUTH 40 FEET LOT 99 NORTH ½ LOT 100 RIO GRANDE HEIGHTS ADDITION.*



Figure 1. Subject Site (in red outline)

PROJECT SUMMARY

PRINCIPALS

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

The applicant, Insight Construction, will be the General Contractor (GC) responsible for the renovation of the property upon approval of the entitlement. The focus of this application is to rezone the two parcels labeled No. 1 & 2 in Figure 2 from their current NR-LM designation to MX-M zoning allowing for the renovation and reuse of the two (2) existing buildings on the properties for the future use of a daycare / school. Currently one of the parcels has a restaurant (in operation) and the second parcel contains a vacant warehouse.

The buyer / end user for the property currently runs a small daycare further south on Old Coors Drive SW called the *My Little World*. Contingent on acquiring the appropriate zoning, the end user intends to relocate to the subject property to expand their daycare / school services to a wider age range of children as well as increase their capacity from 40+/-

children to a maximum of 100 children. Final occupancy will be determined by the final renovation design and approved building capacity; however, the warehouse would be renovated with the intention of accommodating no more than 100 students in the following categories:

1. Infants (Ages 6 months to 3 years)
2. Pre-Schoolers (3-5 years); and
3. Other Ages (6-12 years)

The restaurant located at 301 Old Coors Drive SW has a lease that will be expiring soon, and the restaurant operator is not sure if they want to renew their lease. In addition, the buyer has not decided if they want to renovate and use the kitchen in support of the daycare / school. The future of the restaurant is currently unknown. If approved, the two existing parcels are proposed to be consolidated into one single lot, which will require a minor subdivision action by the Development Review Board (DRB).

PROPERTY OWNERS

The Bernalillo County mapping parcel data available on the City of Albuquerque's Advanced Map Viewer lists four owners for the two parcels. We have received authorization letters from two of the owners and have been informed that the other two owners are deceased. Included with our application is confirmation of the owner status from the listing broker.



Figure 2. 301 & 303 Old Coors Drive SW Parcels (County Parcel Boundaries Identified in Brown Outlines) 301 Old Coors Drive SW is indicated by No. 1 and 303 Old Coors Drive SW is indicated by No. 1.

LAND USE CONTEXT

The property is in an "Area of Change" as designated by the Comprehensive Plan. The area surrounding the subject site, as demonstrated in Figures 3-7 and Table 1, contains miscellaneous commercial, office, industrial, and retail development that includes a vehicle repair shop, audio/alarm customization, industrial equipment storage, vacant buildings, and other buildings that do not have clear delineations to determine their current use.

The development along Old Coors Drive SW adjacent to the subject property demonstrates a clear mixed-use of services. The purpose of the request for a zone amendment from NR-LM to MX-M, instead of to NR-BP or NR-C, is to avoid creating a spot zone where MX-M exists directly to the north while still providing the permissive uses needed for the daycare / school.

TABLE 1. Surrounding Zoning & Land Use Context

NORTH	MX-M	Miscellaneous Commercial/Retail, Audio/Alarm Systems Customization / Light Vehicle Repair
EAST	NR-LM	Miscellaneous Commercial/Office/Retail
SOUTH	NR-LM	Miscellaneous Commercial/Retail/Vacant Buildings
WEST	NR-LM	Miscellaneous Commercial/Office/Industrial Storage

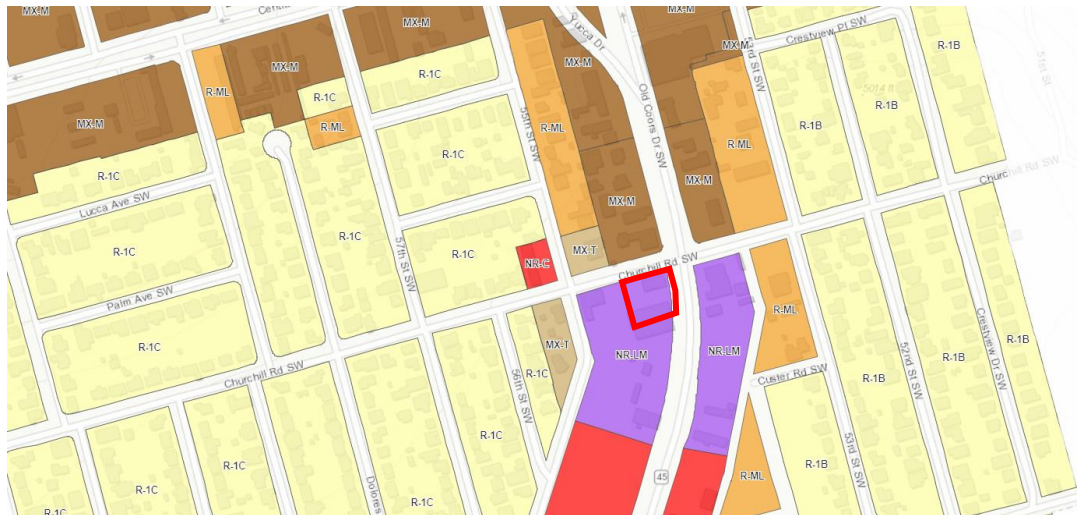


Figure 3. Current NR-LM Zoning on Subject Property (Property in Red Outline)



Figure 4. Picture of existing mixed-use development on the east side of Old Coors Drive SW (View is looking east from the subject property).



Figure 5. Picture of existing development at the intersection of Churchill Road/Old Coors Drive SW (View is looking north east from the subject property).



Figure 6. Picture of existing industrial use on the east side of the project site (View is looking east from 55th Street SW)

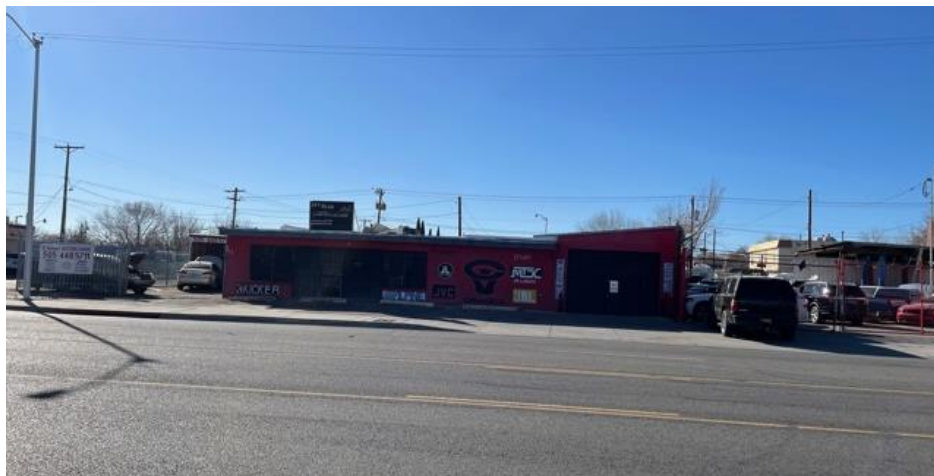


Figure 7. Picture of existing development on the west side of Old Coors Drive SW directly north of both the subject property and Churchill Road SW (View is looking west from the east side of Old Coors Drive SW)



SITE HISTORY

Based on a review of the City's Advanced Map Viewer, Consensus Planning was able to locate a single case history for the .64-acre subject site:

- ZA-96-280 (This may be a Zoning Administrator's decision made in 1996)

NEIGHBORHOOD ASSOCIATION NOTICES AND PROPERTY OWNER LETTERS

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

- Alamosa Neighborhood Association
- Crestview Bluff Neighbors Association
- South West Alliance of Neighborhoods (SWAN)
- Westside Coalition of Neighborhood Associations
- South Valley Coalition of Neighborhood Associations

No meeting was requested as a result of the pre-application notification.

Property owner letters were mailed on January 5, 2021 to all the property owners included within a 100' of both parcels and adjacent road rights-of-way. The 100' buffer map and property owner list are included with this application.

As of February 1, 2021, there have been no additional questions or concerns resulting from the IDO required notice at the time of application.

JUSTIFICATION – SECTION 14-16-6-7(G)(3) OF INTEGRATED DEVELOPMENT ORDINANCE

This request is well-supported by the Comprehensive Plan's goals and policies and meets the criteria for a Zoning Map Amendment – EPC per IDO Section 14-6-7(G)(3) as described further in this section.

- A. 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's Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City by creating an opportunity for a childcare facility that will support the existing neighborhoods and will further a preponderance of applicable goals and policies of the Comprehensive Plan.*

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

Applicant Response: *The proposed use will enhance the currently dilapidated and aged buildings by encouraging renovation efforts that will help to preserve the community and expand an existing community service.*

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of a community.

Applicant Response: *The proposed use will be a quality re-development by a reputable general contractor. The modifications will utilize existing buildings without detracting from the character of the community by creating development*

with new buildings that differ from the older neighborhood style of the area.. The character of the community encompasses an older neighborhood with a variety of parcel and building sizes, older buildings, services that provide bi-lingual languages with an emphasis on Spanish and is mostly surrounded by single-family residents.

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.

Applicant Response: *The proposed use will facilitate appropriate scaled development to match the existing mixed-uses currently located along the Old Coors Drive SW corridor. The proposed use will add value to the current mixed use of the neighborhood and will maintain the current scale and character of the property by improving the existing buildings on the property. A sample of some of the mixed-uses along the Old Coors Drive corridor both north and south of the subject property includes tire shops, glass/window replacement shop, roofing company, tortilla shop, insurance sales, transmission repair, automotive repair, vacant land tracts, and a gas station.*

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

Applicant Response: *The proposed use will enhance, protect, and preserve the surrounding neighborhood's values by allowing for more convenient educational uses that can provide additional childcare support for the long-term health of the families in the surrounding areas.*

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

Applicant Response: *The proposed use will foster the surrounding communities by expanding the services that allow families to live/work/learn together by providing additional education support services for children of multiple ages.*

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: *The proposed use will be in an area with existing mixed-use development and will be conveniently accessible by multi-modal transportation methods from the surrounding commercial and residential neighborhoods.*

Goal 5.3 Efficient Development: Promote 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 proposed use will promote development patterns that maximize the utility of existing infrastructure and public facilities available off Old Coors Drive SW and Churchill Rd.*

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

Applicant Response: *The project site is located on a property with two buildings that, if not redeveloped for the proposed use, has the potential of*

falling into a category of undeveloped vacant land for a long period of time negatively impacting the ability to redevelop land with the City where existing infrastructure and public facilities already exist. The proposed use would help ensure the utilization and adaptive re-use of a property that is already supported by existing City infrastructure and public facilities.

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

***Applicant Response:** The proposed use will allow for the end users of the property to increase the size of their daycare center that is currently located south of the subject property. Allowing this use will directly increase their current student capacity and ages of students to whom services are offered with a need to hire additional staff. Although the overall employment is not a major increase, the proposed use will directly foster employment opportunities on the West Side. Provision of convenient daycare facilities in this area will also help support the surrounding families and their ability to access employment.*

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

***Applicant Response:** The proposed use will provide quality redevelopment in an expected, designated “Area of Change” in the City of Albuquerque that reinforce the current mixed-uses along the Old Coors Drive SW corridor.*

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.

***Applicant Response:** The project site is located just over 1100’ from the Central Avenue Mainstreet Corridor in a designated “Area of Change” where the permissive uses in MX-M zoning are expected and desired.*

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 heights and massing.

***Applicant Response:** The proposed use supports the adjacent “Area of Consistency” by allowing for an appropriate use in an area identified for change that will be improved and developed with the appropriate building heights and massing that currently exist on the property. The use will also support those adjacent neighborhoods by providing expanded daycare and education opportunities.*

Goal 6.2 Multi-Modal System – Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

***Applicant Response:** The proposed use will encourage multi-modal access for multiple generations since the use will provide educational and daycare and educational services for multiple age children.*

Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

Applicant Response: *The project site is located at the intersection of Churchill Road SW and Old Coors Drive SW. This intersection as well as the entire length of Old Coors Drive going heading both south towards Gonzales Road SW and north towards Central Avenue SW has recently had both the sidewalks widened and transitions upgraded to be ADA compliant for the length of the corridor as demonstrated in Figures 8-10.*

These improvements combined with the existing bike lane along Old Coors Drive SW and the Central Ave transit corridor/bus stops located just over 1100' to the north (within the ¼ mile walking standard), provide good access for pedestrians and bicycles to the project and surrounding neighborhoods.



Figure 8. *Picture of current Old Coors Drive SW road and sidewalk conditions adjacent to the project site (View looking south towards Gonzales Road)*



Figure 9. *Picture of current Old Coors Drive SW road and sidewalk conditions adjacent to the project site (View looking north towards Central Avenue from the east side of Old Coors Drive SW)*



Figure 10. Picture of current Old Coors Drive SW road and sidewalk conditions north of the project site (View looking south from Central Avenue)

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

Applicant Response: *The proposed use will reinforce a sense of place for the surrounding communities by renovating an existing building through context-sensitive design that has been in the neighborhood for many years. As previously mentioned, the existing Old Coors Drive SW corridor has recently had numerous pedestrian improvements that replaced sidewalks and ADA transitions providing an improved and more walkable streetscape environment.*

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.

Applicant Response: *The proposed use will directly enhance the built environment by renovating existing, aged buildings and will not be introducing an entirely new style of structures by completely demolishing and rebuilding on the property. Utilizing the existing structures helps to ensure a continuity of the built environment.*

Goal 8.1 Placemaking – Create places where business and talent will stay and thrive.

Applicant Response: *The proposed use will relocate and expand an existing business in the community that will not only maintain the current talent on staff but will also provide additional opportunities add qualified employees to work in this area.*

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Applicant Response: *The proposed use will improve the quality of life by providing an expanded and continued childcare service that will benefit the existing and new residents on the West Side, fostering the ability of more families to work in the area and directly creating a more resilient and diverse economy.*

Goal 13.5 Community Health – Protect and maintain safe and healthy environments where people can thrive.

Applicant Response: *The proposed use will maintain a safe and healthy environment for the community by providing an opportunity for much needed daycare / school services that is a low-impact, family friendly services to the surrounding mixed-use businesses and neighborhoods.*

Policy 13.5.4 Environmental Justice: Recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help improve the health outcomes of their residents over time.

Applicant Response: *As shown in Figure 11, the project is in an area identified by the Greater Albuquerque Housing Partnership¹ to have a population that is on average 20% below poverty levels. Providing more opportunities for families to have closer and more accessible opportunities to childcare centers can directly impact a family's ability to work closer to home, support their family, and increase both their income and quality of life.*

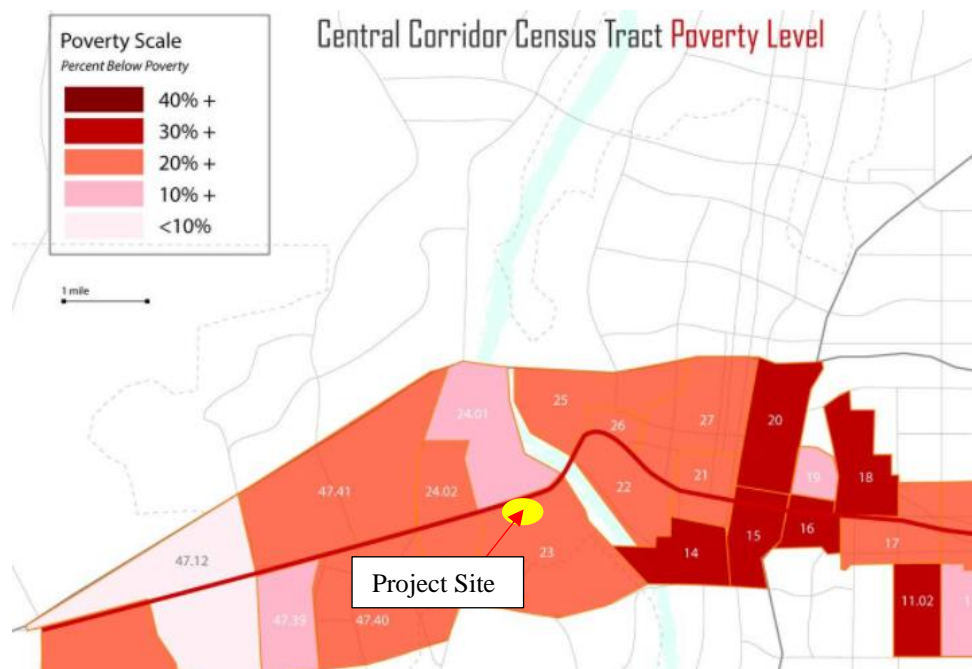


Figure 11. Corridor census tract data for poverty levels.

B. 6-7(G)(3)(b) If the proposed amendment is located wholly or partially 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.

¹ <https://www.abqgahp.org/demographic-maps>

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's Response: *The subject site is located wholly in an "Area of Change", all three of these criterion options do not apply.*

- C. 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 at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.

Applicant's Response: *This criterion is not applicable to this zone change request.*

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

Applicant's Response: *This criterion is not applicable to this zone change 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 existing NR-LM zoning is inappropriate for the proposed use since it does not allow for the development of a daycare or educational related school facility. Rezoning the two parcels to the MX-M zone is more advantageous to the community as articulated by the ABC Comp Plan (Criterion #2), including patterns of land use and development densities and intensities. As described in our policy analysis, the request furthers numerous Comp Plan goals and policies regarding infill development, land uses, Areas of Change, and multimodal access.*

The requested MX-M zoning will reinforce and strengthen the established character of the Area of Change and will provide added value for needed services to the surrounding Areas of Consistency.

- D. 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's Response: *None of the permissive uses in the MX-M zone, currently not available in NR-LM, will be harmful to the adjacent property, neighborhood, or community.*

Additional permissive changes from NR-LM to MX-M include:

- *Multi-family / group home opportunities: Although MX-M has more high-density residential uses, the subject property is only .64 acres*

in size and is not large enough or conducive to accommodate large residential uses that could meet the City's design, parking, and open space requirements permissive under MX-M.

- *Adult or child day care / educational / schools: The subject property has two existing buildings that could be renovated for a daycare and educational purposes.*

This request for a zone change will not change the owner's ability to develop the subject site with some commercial uses but does change the allowable uses to include more opportunities for education and childcare services that can directly increase educational opportunities without adding a burden on the existing public school system.

The following table represents all the NR-LM vs. MX-M listed uses under the following categories:

- 1) *Residential Uses;*
- 2) *Civic and Institutional Uses;*
- 3) *Commercial Uses; and*
- 4) *Industrial Uses (does not include WTF)*

IDO Zoning Comparison: MX-M vs. NR-LM		
Use	MX-M	NR-LM
RESIDENTIAL		
Dwelling, townhouse	P	~
Dwelling, live-work	P	~
Dwelling, multi-family	P	~
Assisted living facility or nursing home	P	~
Community residential facility, small	P	~
Community residential facility, large	P	~
Dormitory	P	~
Group home, small	P	~
Group home, medium	P	~
Group home, large	C	~
CIVIC AND INSTUTIONAL		
Adult or child day care facility	P	A
Community center or library	P	C
Daytime gathering facility	~	A
Elementary or middle school	P	CV
High school	P	C
Hospital	P	~
Museum	P	P
Overnight shelter	~	C
Parks and open space	P	C
Religious institution	P	CV
Sports field	P	P

University or college	P	CV
Vocational school	P	P
COMMERCIAL USES		
Community garden	P	C
General agriculture	~	P
Kennel	C	P
Nursery	A	P
Veterinary hospital	P	P
Other pet services	P	P
Adult entertainment	~	P
Auditorium or theater	P	P
Bar	P	P
Catering service	P	P
Health club or gym	P	P
Nightclub	P	P
Residential community amenity, indoor	P	~
Restaurant	P	P
Tap room or tasting room	P	P
Other indoor entertainment	P	P
Hotel or motel	P	P
Car wash	P	P
Heavy vehicle and equipment sales	~	P
Light vehicle fueling station	P	P
Light vehicle repair	P	P
Light vehicle sales and rental	P	P
Outdoor vehicle storage	~	P
Paid parking lot	P	P
Parking structure	P	P
Bank	P	P
Blood service facility	C	P
Club or event facility	P	P
Commercial services	P	P
Construction contractor facility and yard	~	P
Medical or dental clinic	P	P
Mortuary	P	C
Office	P	P
Personal and business services, small	P	P
Personal and business services, large	P	P
Research or testing facility	P	P
Self-storage	C	P
Amphitheater	~	C
Drive-in theater	C	C

Residential community amenity, outdoor	P	~
Other outdoor entertainment	A	P
Adult retail	~	P
Art gallery	P	P
Bakery goods or confectionery shop	P	P
Building and home improvement materials store	C	P
Cannabis retail	P	A
Farmers' market	P	CV
General retail, small	P	P
General retail, medium	P	C
General retail, large	C	~
Grocery store	P	P
Liquor retail	C	C
Nicotine retail	P	C
Pawn shop	P	P
Freight terminal or dispatch center	~	P
Helipad	CA	P
Park-and-ride lot	P	C
Railroad yard	~	P
Transit facility	P	P
INDUSTRIAL USES		
Artisan manufacturing	P	P
Cannabis cultivation	~	P
Cannabis-infused products manufacturing	~	P
Light manufacturing	~	P
Drainage facility	P	P
Electric utility	P	P
Geothermal energy generation	A	P
Major utility, other	P	P
Solar energy generation	P	P
Wind energy generation	A	A
Recycling drop-off bin facility	A	P
Salvage yard	~	C
Outdoor storage	C	P

E. 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 1 of the following requirements:

- 1. Have adequate capacity to serve the development made possible by the change of zone.**

Applicant's Response: *The project site already has adequate capacity to serve the development for both the existing NR-LM and the proposed MX-M zoning. Site-specific improvements will be upgraded accordingly to the renovation of the existing buildings to tie into the City's existing water and wastewater infrastructure.*

2. **Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.**

Applicant's Response: *The proposed zone change will not require major and unprogrammed capital expenditures by the City and already has the necessary infrastructure improvements required by the City. The existing infrastructure will facilitate the redevelopment of the existing buildings as supported by the proposed MX-M zoning.*

3. **Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.**

Applicant's Response: *The project site already has adequate capacity to serve the proposed MX-M zone change and the adaptive re-use of the existing buildings.*

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's Response: *As previously stated, the proposed zone change will have adequate capacity since the property has already met the City's required infrastructure improvement requirements.*

- F. **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's Response: *The request is based on the intent to renovate two existing buildings that will facilitate the intended use of a daycare and school facility. One of the main benefits of the property is the existence of a restaurant with a kitchen that can be renovated to support the daycare / school for preparing and serving meals to the students.*

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

Applicant's Response: *The cost of land or economic considerations are not the determining factor for this zone change request because the land is located near the end user's current daycare and is conveniently located in an area the end user would like to continue to serve with the added benefit of having two existing buildings that can meet their relocation and expansion needs.*

- H. **6-7(G)(3)(h) The Zone 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 change 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.**

Applicant's Response: The property is adjacent to existing MX-M zoning to the north, so it is not considered a spot zone or a strip zone. The property and the uses could also be considered a more appropriate transition between the properties to the north and east to the adjacent NR-LM parcels remaining.

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.**

Applicant's Response: *This criterion is not applicable to this zone change request.*

3. **The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.**

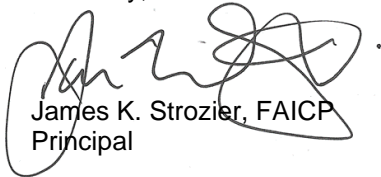
Applicant's Response: *The existing structures on the premise make it well suited for the proposed use of the MX-M zoning.*

CONCLUSION

On behalf of Insight Construction, we respectfully request that the Environmental Planning Commission approve this request for a Zoning Map Amendment for the subject site.

Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-228 Date: 12/7/20 Time: N/A (sent via email to cp@consensusplanning.com)

Address: 301 & 303 Old Coors Dr SW

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: The project proposed to redevelop the two properties and the buildings for a future preschool.

SITE INFORMATION:

Zone: NR-LM to MX-M

Size: 0.6439 acres

Use: 301 Commercial Retail, 303 Industrial

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

*Neighborhood Organization/s: South West Alliance of Neighborhoods (SWAN Coalition), Westside Coalition of NAs, South Valley Coalition of NAs, Alamosa NA

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: *See Zoning Comments

Review and Approval Body: * Is this a PRT requirement? *

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-228 Date: 12/7/20 Time: N/A (sent via email)

Address: 301 & 303 Old Coors Dr SW

NOTES:

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Acreage indicated above accounts for the combined acreage of both 301 & 303 Old Coors Dr. SW, will a replat be required for any reason moving forward?

Please clarify whether or not a preschool is a permitted use under the current NR-LM zoning?

If not, is a preschool considered a permissive use under the same category as the "Adult or child day care facility" within the MX-M zoning?

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](http://www.cabq.gov/planning/urban-design-development/public-notice) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-228 Date: 12/7/20 Time: N/A (sent via email)

Address: 301 & 303 Old Coors Dr SW

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

- Address: 301 OLD COORS DR SW
Lot: 99 Block: 0000
Subdivision: RIO GRANDE HEIGHTS ADDN
- Type: Change
- IDO Zoning: NR-LM
- Pre-school is not a use in Table 4-2-1
- 4-1(B) UNLISTED USES
- When a proposed land use is not explicitly listed in Table 4-2-1, the Zoning Enforcement Officer (ZEO) shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use. In making this determination, the ZEO shall consider the scale, character, traffic impacts, storm drainage impacts, utility demands, and potential impacts of the proposed use on surrounding properties. The ZEO's interpretation shall be made available to the public on the City Planning Department website and shall be binding on future decisions of the City until the ZEO makes a different interpretation or this IDO is amended to treat the use differently.
- The 2 closest uses from Table 4-2-1 that can be treated as the same use are:
 1. Adult or child day care facility – No use specific standard
 2. Elementary or middle school
 - 4-3(C)(3) Elementary or Middle School-Use specific standardIf Table 4-2-1 indicates that this use is allowed in the R-A, R-1, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to Subsection 14-16-4-3(C)(9)(b) or 14-16-4-3(C)(9)(c).
- Adult or child day care – Permissive Accessory
 - 4-1(C)(3) An "A" in a cell of Table 4-2-1 indicates that the use is Permissive Accessory (i.e. allowed as an accessory use compatible with a Permissive Primary or Conditional Primary use on the lot), and is subject to any Use-specific Standards referenced in the right-hand column of that line of the table.
- Adult or child day care will require a primary permissive use from Table 4-2-1
- **Adult or Child Day Care Facility-Definition**

A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day. This use does not include overnight care. See also Family Home Day Care, Family Care Facility, Community Residential Facility, and Group Home.
- Elementary or middle school is CV – Conditional if structure vacant for 5 years or more.
- 4-1(C)(5):

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-228 Date: 12/7/20 Time: N/A (sent via email)

Address: 301 & 303 Old Coors Dr SW

A “CV” in a cell of Table 4-2-1 indicates that the use is allowed in a structure that has been vacant for a period of 5 or more years, only after the applicant obtains a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) and subject to any Use-specific Standards referenced in the right-hand column of that line of the table.

- **School-Definition**

An accredited public or private institution offering a course of education recognized by the State as leading to a high school diploma or equivalent. Accessory uses may include student sports fields or facilities, playgrounds, gardens, and an accessory dwelling unit for a caretaker. This use is divided into: 1. Elementary or middle school: An educational facility for grades kindergarten through 8. 2. High school: An educational facility for grades 9 through 12. See also University or College, Vocational School, and Measurement Definitions for Separation of Uses

- **Parking from Table 5-5-1 will need to be met.****
- **5-6 LANDSCAPING, BUFFERING, AND SCREENING must be met.**

Process

- Possibly variance ZHE – 6-6(O)
- At this point it doesn’t appear a replat will be required but if changes are made a replat may be necessary. Although a replat to combine both lots is recommended. This will require further discussion for a definite answer – Subdivision of land minor 6-6(K)
- Possibly a one change to a zone that allows similar use permissively.
- Site plan admin for building permit review after other processes 6-5(G)

Transportation Development comments

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-228 Date: 12/7/20 Time: N/A (sent via email)

Address: 301 & 303 Old Coors Dr SW

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-228 Date: 12/7/20 Time: N/A (sent via email)

Address: 301 & 303 Old Coors Dr SW

along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.

5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
7. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
8. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov

STAFF INFORMATION

January 22, 2021

TO: Jim Strozier, FAICP
Consensus Planning, Inc.

FROM: Silvia Bolivar / *SB*
Current Planner
City of Albuquerque Planning Department

RE: PROJECT #2021-004918/RZ—2021-00003, 301 & 303 Old Coors Drive SW –
Zone Map Amendment

I have completed the initial review of your application, including the justification letter for the proposed Zone Map Amendment (zone change). There are corrections that need to be made to the justification with further explanation of some of the Policies and Goals. Please provide the following:

A revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on Monday, February 1, 2021. There are corrections that need to be made (correction of typos) and further explanation of some of the Goals and Policies. If you have difficulty with this deadline, please let me know.

1. Introduction

- A. Though I have 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: Lots 99 & 100, Rio Grande Heights Addition, located at 301 & 303 Old Coors Drive SW, between Churchill Road SW and Gonzales Road SW, approximately 0.64 acres.

2. Topics & Questions

- A. Please tell me about the existing property. You mention in the Justification Letter there is currently a restaurant in operation on the site. Has the lease with the restaurant been terminated? Are they relocating somewhere else in the neighborhood?
- B. The Zone Map Amendment will down-zone the properties, please clarify as to why the NR-BP or NR-C zones were not requested rather than the MX-M? Adult or child day care facilities are a Permissive Primary in the NR-BP and NR-C zones and NR-C zones are found further south from the subject property. Please explain your response in detail in case it should come up at the hearing.

- C. I have the owners for the properties listed as Eliza & Dennis Garcia and Elizabeth J. Cohen. Mr. Garcia signed as Owner/PR, so I assume as president he is signing on behalf of Eliza Garcia?

3. 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: EPC public hearing February 18, 2021. Final staff reports will be available on February 11, 2021.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

4. 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: 1) 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. The pre-submittal neighborhood meeting required pursuant to 14-6-6-4(C) appears to be correct and complete.
- B. As per your justification letter, a meeting has not been requested as a result of the pre-application notification. It is noted that as of January 6, 2021, there have been no additional questions or concerns resulting from the IDO required notice. Have any neighborhood representatives or members of the public contacted you with comments since January 6, 2021?

5. Zone Map Amendment (Zone Change) – Justification and Policy Analysis

Please see the notes listed below for your consideration in revising the justification letter. There are many typographical errors throughout the letter, which make your justifications difficult to follow. I recommend reviewing the letter for typos and consistency before resubmitting.

Most of the policies you list are generally appropriate, but as mentioned previously, the typos make the justification difficult to follow. Please keep the response to the Goals separate from the Policy, and Sub-policy responses.

Criterion A. Please correct Page 1, Paragraph 1 of the justification letter. You have listed Integrated Development Ordinance Section 14-16-6-7-(F)(3) but I believe you meant to list Section 14-16-6-7(G)(3). Section 14-16-6-7(F) is for Annexation of Land.

Please correct Page 5, Paragraph 4, 5, and 6 where Section 14-16-6-7(F)(3) is again incorrectly referenced.

Goals and Policies in Chapter 4 – In general these policies are mostly appropriate. There are also several sub-policies from this section that apply to the requested Zone Map Amendment that would help strengthen your argument.

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

Goal is appropriate for this request. Please expand the response to this goal.

Policy 4.1.1 – Distinct communities: Encourage quality development that is consistent with the distinct character of a community.

Policy is appropriate for this request. Please expand the response to this Policy in order to strengthen your argument. What is the character of the community?

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.

Policy is appropriate for this request. Please expand your response in order to strengthen your argument. What are the existing mixed-uses near the subject site?

Policy 4.1.4 – Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Policy is appropriate for this response. There are sub-policies that apply to your request that would help further your argument.

Policies in Chapter 5 – In general these policies are mostly appropriate.

Goals and Policies in Chapter 5 – In general these policies are mostly appropriate. There are several sub-policies from this section that apply to requested Zone Map Amendment that would help strengthen your argument.

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

Goal is appropriate for this request. Please expand your response in order to strengthen your argument. Please separate the Goal response from the Policy and Sub-policy response.

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

Policy is appropriate for this request. There are more sub-policies that apply to this request and would help strengthen your argument. Please separate the response to the Goal from that of the Policy.

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

Goal is appropriate for this request.

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

Policy is appropriate for this request.

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.

This goal does not apply to the proposed Zone Map Amendment as residential growth is not being encouraged.

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

Policy is appropriate for this request. Please expand on this response to strengthen your argument related employment opportunities on the West Side.

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 areas.

Goal is appropriate for this request. Please separate the Goal response from the Policy response.

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.

Policy is appropriate for this request. Please separate this policy response from the response of Goal 5.6.

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 heights and massing.

Policy is appropriate for this request.

Goals and Policies in Chapter 6 – In general these policies are mostly appropriate.

Goal 6.2 – Multi-Modal System – Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages.

Goal is appropriate for this request. Please separate the response to this Goal from the response to Policy 6.2.3.

Policy 6.2.3 – Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation with Centers, commercial properties, community facilities, and residential neighborhoods.

Policy is appropriate for this request, separate response from Goal 6.2 – Multi-Modal System.

Goals and Policies in Chapter 7 – In general these policies are mostly appropriate.

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

Goal is appropriate for this request. Please expand your response in order to strengthen your argument. You have not addressed the streetscape portion of this Goal.

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.

You have not responded to this Policy. If you choose to keep this Policy in your justification, please keep this response separate from Goal 7.3

Goals and Policies in Chapter 8 – In general these policies are mostly appropriate.

Goal 8.1 – Placemaking – Create places where business and talent will stay and thrive.

You have not responded to this Goal. Please keep the response to this Goal separate from the response to Policy 8.1.2.

Policy 8.1.2 – Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Policy is appropriate for this request.

Goals and Policies in Chapter 13 – In general these policies are mostly appropriate.

Goal 13.5 – Community Health – Protect and maintain safe and healthy environments where people can thrive.

Goal is appropriate for this request. Please expand on your response in order to strengthen your argument and keep the response to Goal 13.5 separate from the response to Policy 13.5.4.

Policy 13.5.4 – Environmental Justice: Recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help improve the health outcomes of their residents over time.

Policy is appropriate for this request. However, in your response you refer to “Figure 11” that is non-existent. Are you referring to Figure 5 listed below the response to Policy 13.5.4? If so, please correct your response and keep it separate to the response to Goal 13.5.

Criterion B. The IDO Section listed needs to be corrected. You are listing 6-7(F)(3)(b) when it should be 6-7(G)(3)(b).

Your response is appropriate.

Criterion C. The IDO Section listed needs to be corrected. You are listing 6-7(F)(3)(c) when it should be 6-7(G)(3)(c).

Your response is appropriate. Thank you for listing the response to each criterion separately.

Criterion D. Same as above, you are listing 6-7(F)(3)(d) but it should be 6-7(G)(3)(d).

Your response is appropriate.

If you could send a separate Word document with the table listed for this Criterion I would appreciate it. I would like to include it in my Staff Report and want to ensure that our tables are identical for the justification letter and the Staff Report.

Criterion E. The IDO Section listed needs to be corrected. You are listing 6-7(F)(3)(e) when it should be 6-7(G)(3)(e) which pertains to the City’s infrastructure.

Your response is appropriate and meets all of the criteria listed.

Criterion F. IDO Section 6-7(F)(3)(f) is listed when it should be 6-7(G)(3)(f).

Your response is appropriate.

Criterion G. The IDO Section listed is 6-7(F)(3)(g) when it should be 6-7(G)(3)(g).

Your response is appropriate.

Criterion H. The IDO Section listed is 6-7(F)(3)(h) when it should be 6-7(G)(3)(h).

Your response is appropriate. Thank you for listing the response to each criterion separately.

Again, as previously mentioned, please make sure to review the revised letter for typos and consistency prior to resubmitting.

Thank you.

NOTIFICATION



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: Zone Map Amendment - EPC

Decision-making Body: Environmental Planning Commission

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: 301 & 303 Old Coors Drive SW

Name of property owner: Dennis & Eliza Garcia; Cohen & Elizabeth Burton

Name of applicant: Insight Construction

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

February 18, 2021 @ 8:30 AM (See Zoom Information on 2nd page)

Address, phone number, or website for additional information:

Contact: Jim Strozier; cp@consensusplanning.com; 505.764.9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request. Not Applicable

☐ Summary of pre-submittal neighborhood meeting, if applicable. Not Applicable

☐ Summary of request, including explanations of deviations, variances, or waivers. Not Applicable

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) 01/06/2021 (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.

Below is the zoom information for the February 18th, 2021 EPC Hearing:

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/alDEsva2b>

Shawna Ballay

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, November 24, 2020 3:10 PM
To: Shawna Ballay
Subject: 301 & 303 Old Coors Drive SW Neighborhood Meeting Inquiry

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1
Alamosa NA	Jeanette	Baca	jetbac@aol.com	5921 Central NW
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW
Crestview Bluff Neighbors Association	Alfred	Otero	No Emails: These two sent certified for both the preapplication notice and the final application notice. Receipts included with application.	414 Crestview Drive SW
Crestview Bluff Neighbors Association	Stephanie	Gilbert		908 Alta Vista Court SW
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project 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.

Thanks,



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

Sent: Tuesday, November 24, 2020 1:49 PM

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

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Shawna Ballay

Telephone Number

5053824745

Email Address

ballay@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 Eighth Street NW

City

ALBUQUERQUE

State

NM

ZIP

87102

Legal description of the subject site for this project:

301 Old Coors Dr. SW "RIO GRANDE HTS ADD N60 FT L99"

and 303 Old Coors Dr. SW "099 S 40FT LT99 N1/2 LT100 RIO GRANDE HGTS ADDN"

Physical address of subject site:

301 & 303 Old Coors Drive SW

Subject site cross streets:

Churchill Road SW

Other subject site identifiers:

This site is located on the following zone atlas page:

K-11-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

Shawna Ballay

From: Jim Strozier
Sent: Monday, November 30, 2020 8:59 AM
To: jetbac@aol.com; jgallegoswccdg@gmail.com; luis@wccdg.org; aboard111@gmail.com; 'ekhaley@comcast.net'; Marcia Fernandez; rroibal@comcast.net
Cc: Shawna Ballay
Subject: IDO Pre-Application/Neighborhood Meeting Notification
Attachments: IDOZoneAtlasPage_K-11-Z.pdf

Dear Neighbors,

This email is notification that Consensus Planning will be preparing an application on behalf of Insight Construction for a .6439-acre site located west of Old Coors Drive SW and south of both Churchill Road SW and Central Avenue SW (see attached Zone Atlas Page). The subject property consists of two parcels located at 301 & 303 Old Coors Drive SW that are legally described as *"Rio Grande Heights Addition N60 FT L99"* and *"099 S 40FT LT99 N1/2 LT100 Rio Grande Heights Addition"*.

The applicant will be preparing an application for a Zoning Map Amendment and anticipates a rezoning from Non-Residential Light Manufacturing (NR-LM) to Mixed-Use Moderate Intensity (MX-M) to redevelop the two properties and the buildings for a proposed preschool.

As part of the IDO regulation we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email us at cp@consensusplanning.com. You may also contact us by phone at 505-764-9801. Per the IDO, you have 15 days or until December 15, 2020 to request a meeting. If you do not want to schedule a meeting, or support the project, please let us know that as well.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: [Microsoft Outlook](#)
To: jetbac@aol.com
Subject: Relayed: IDO Pre-Application/Neighborhood Meeting Notification
Date: Monday, November 30, 2020 8:58:36 AM
Attachments: [IDO Pre-ApplicationNeighborhood Meeting Notification.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
jetbac@aol.com (jetbac@aol.com) <mailto:jetbac@aol.com>
Subject: IDO Pre-Application/Neighborhood Meeting Notification

From: [Microsoft Outlook](#)
To: jgallegoswccdg@gmail.com; aboard111@gmail.com; [Marcia Fernandez](mailto:mbfernandez1@gmail.com)
Subject: Relayed: IDO Pre-Application/Neighborhood Meeting Notification
Date: Monday, November 30, 2020 8:58:38 AM
Attachments: [IDO Pre-ApplicationNeighborhood Meeting Notification.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com) <mailto:jgallegoswccdg@gmail.com>
aboard111@gmail.com (aboard111@gmail.com) <mailto:aboard111@gmail.com>
Marcia Fernandez (mbfernandez1@gmail.com) <mailto:mbfernandez1@gmail.com>
Subject: IDO Pre-Application/Neighborhood Meeting Notification

From: [Microsoft Outlook](#)
To: ["ekhaley@comcast.net"](mailto:ekhaley@comcast.net); rroibal@comcast.net
Subject: Relayed: IDO Pre-Application/Neighborhood Meeting Notification
Date: Monday, November 30, 2020 8:58:48 AM
Attachments: [IDO Pre-ApplicationNeighborhood Meeting Notification.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
'ekhaley@comcast.net' (ekhaley@comcast.net) <mailto:ekhaley@comcast.net>
rroibal@comcast.net (rroibal@comcast.net) <mailto:rroibal@comcast.net>
Subject: IDO Pre-Application/Neighborhood Meeting Notification

From: [Microsoft Outlook](#)
To: luis@wccd.org
Subject: Relayed: IDO Pre-Application/Neighborhood Meeting Notification
Date: Monday, November 30, 2020 8:58:56 AM
Attachments: [IDO Pre-ApplicationNeighborhood Meeting Notification.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
luis@wccd.org (luis@wccd.org) <<mailto:luis@wccd.org>>
Subject: IDO Pre-Application/Neighborhood Meeting Notification

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87105

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage \$4.95

Sent To
Crestview Bluff Neighbors Association
Stephanie Gilbert
908 Alta Vista Court SW
Albuquerque, NM 87105

PS Form 3800, April 2013 PSN 7530-02-000-9011



Mail certifications for two NA contacts without emails.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87105

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage \$6.95

Sent To
Crestview Bluff Neighbors Association
Alfred Otero
414 Crestview Drive SW
Albuquerque, NM 87105

PS Form 3800, April 2013 PSN 7530-02-000-9011





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

November 30, 2020

Crestview Bluff Neighbors Association
Alfred Otero
414 Crestview Drive SW
Albuquerque, NM 87105

Crestview Bluff Neighbors Association
Stephanie Gilbert
908 Alta Vista Court SW
Albuquerque, NM 87105

Re: IDO Pre-Application Notice
301 & 303 Old Coors Drive SW

Dear Mr. Otero, Ms. Gilbert, and the Crestview Bluff Neighborhood Association:

This letter is notification that Consensus Planning will be preparing an application on behalf of Insight Construction for a .6439-acre site located west of Old Coors Drive SW and south of both Churchill Road SW and Central Avenue SW (see attached Zone Atlas Page). The subject property consists of two parcels located at 301 & 303 Old Coors Drive SW that are legally described as *"Rio Grande Heights Addition N60 FT L99"* and *"099 S 40FT LT99 N1/2 LT100 Rio Grande Heights Addition"*.

The applicant will be preparing an application for a Zoning Map Amendment and anticipates a rezoning from NR-LM to MX-M to redevelop the two properties and the buildings for a future preschool.

As part of the IDO regulation we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email us at cp@consensusplanning.com. You may also contact us by phone at 505-764-9801. Per the IDO, you have 15 days or until December 15, 2020 to request a meeting. If you do not want to schedule a meeting, or support the project, please let us know that as well.

Sincerely,

Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map K-11-Z

PRINCIPALS

James K. Strozier,
Christopher J. Gre
ASLA, LEED A
Jacqueline Fishma

[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*: 01/05/2021

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 List

Name of NA Representative*: See Attached List

Email Address* or Mailing Address* of NA Representative¹: See Attached List

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

1. Subject Property Address* 301 & 303 Old Coors Drive Southwest
Location Description Southwest Corner of the Intersection of Churchill Rd SW and Old Coors Dr SW
2. Property Owner* Dennis & Eliza Garcia; Elizabeth & Burton Oliver Cohen
3. Agent/Applicant* [if applicable] Consensus Planning
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: Zone Map Amendment - EPC

Summary of project/request²*:

The client is requesting a zone change from NR-LM to MX-M for new development that will support a daycare/school for ages 6 months to 12 years by remodeling the existing buildings on the two lots.

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*: February 18, 2021 Meeting starts at 8:30 AM

Location*³: Via Remote Zoom: See Details on Attached Page

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:

Contact Jim Strozier @ Consensus Planning 505.764.9801 or email cp@consensusplanning.com

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

1. Zone Atlas Page(s)*⁵ K-11-Z
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*:

Not Applicable - Request is only for a zone change.

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 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] _____ .6439 Acres
 2. IDO Zone District _____ Current: NR-LM Proposed: MX-M
 3. Overlay Zone(s) [if applicable] _____ Not Applicable
 4. Center or Corridor Area [if applicable] _____ Not Applicable
- Current Land Use(s) [vacant, if none] _____
301 Old Coors Drive SW: Restaurant; 303 Old Coors Drive SW: Warehouse

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: See Attached List _____ [Other Neighborhood Associations, if any]

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

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Alamosa NA	Jeanette	Baca	jetbac@aol.com	5921 Central NW	Albuquerque	NM	87105
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105
Crestview Bluff Neighbors Association	Alfred	Otero		414 Crestview Drive SW	Albuquerque	NM	87105
Crestview Bluff Neighbors Association	Stephanie	Gilbert		908 Alta Vista Court SW	Albuquerque	NM	87105
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW	Albuquerque	NM	87105

SUPPLEMENTAL ATTACHMENT TO 301 & 303 COORS DRIVE SW
NEIGHBORHOOD ASSOCIATION ZOOM INFORMATION

Below is the Zoom Information for February 18, EPC Hearing:

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/alDEsva2b>

From: [Jim Strozier](#)
To: jetbac@aol.com; jgallegoswccdg@gmail.com; luis@wccdg.org; ekhaley@comcast.net; aboard111@gmail.com; [Marcia Fernandez](#); roibal@comcast.net
Cc: [Shawna Ballay](#)
Subject: IDO Notification - EPC Application for a Zoning Map Amendment
Date: Wednesday, January 6, 2021 3:46:00 PM
Attachments: [Insight NA Application Notice.pdf](#)
[Application_Neighborhood Association Zoom Information.pdf](#)
[Application_Neighborhood Association List with Notice.pdf](#)
[06_Insight Zone Atlas Page K-11-Z.pdf](#)

Dear Neighbors, Neighborhood Associations, and Coalitions:

This email is notification that Consensus Planning has submitted an application on behalf of Insight Construction for a .6439-acre site located west of Old Coors Drive SW and south of both Churchill Road SW and Central Avenue SW. The subject property consists of two parcels located at 301 & 303 Old Coors Drive SW that are legally described as *"Rio Grande Heights Addition N60 FT L99"* and *"099 S 40FT LT99 N1/2 LT100 Rio Grande Heights Addition"*.

The application is requesting a Zoning Map Amendment from Non-Residential Light Manufacturing (NR-LM) to Mixed-Use Moderate Intensity (MX-M) as outlined in the attached "Public Notice of a Proposed Project", Zone Atlas Page, and supplemental documents.

Please do not hesitate to contact me if you have any questions or need any additional information concerning this request.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801

From: [Microsoft Outlook](#)
To: luis@wccdg.org
Subject: Relayed: IDO Notification - EPC Application for a Zoning Map Amendment
Date: Wednesday, January 6, 2021 3:46:41 PM
Attachments: [IDO Notification - EPC Application for a Zoning Map Amendment.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
luis@wccdg.org (luis@wccdg.org) <mailto:luis@wccdg.org>
Subject: IDO Notification - EPC Application for a Zoning Map Amendment

From: [Microsoft Outlook](#)
To: ["ekhaley@comcast.net"](mailto:ekhaley@comcast.net); rroibal@comcast.net
Subject: Relayed: IDO Notification - EPC Application for a Zoning Map Amendment
Date: Wednesday, January 6, 2021 3:46:26 PM
Attachments: [IDO Notification - EPC Application for a Zoning Map Amendment.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
'ekhaley@comcast.net' (ekhaley@comcast.net) <mailto:ekhaley@comcast.net>
rroibal@comcast.net (rroibal@comcast.net) <mailto:rroibal@comcast.net>
Subject: IDO Notification - EPC Application for a Zoning Map Amendment

From: [Microsoft Outlook](#)
To: jetbac@aol.com
Subject: Relayed: IDO Notification - EPC Application for a Zoning Map Amendment
Date: Wednesday, January 6, 2021 3:46:26 PM
Attachments: [IDO Notification - EPC Application for a Zoning Map Amendment.msg](#)

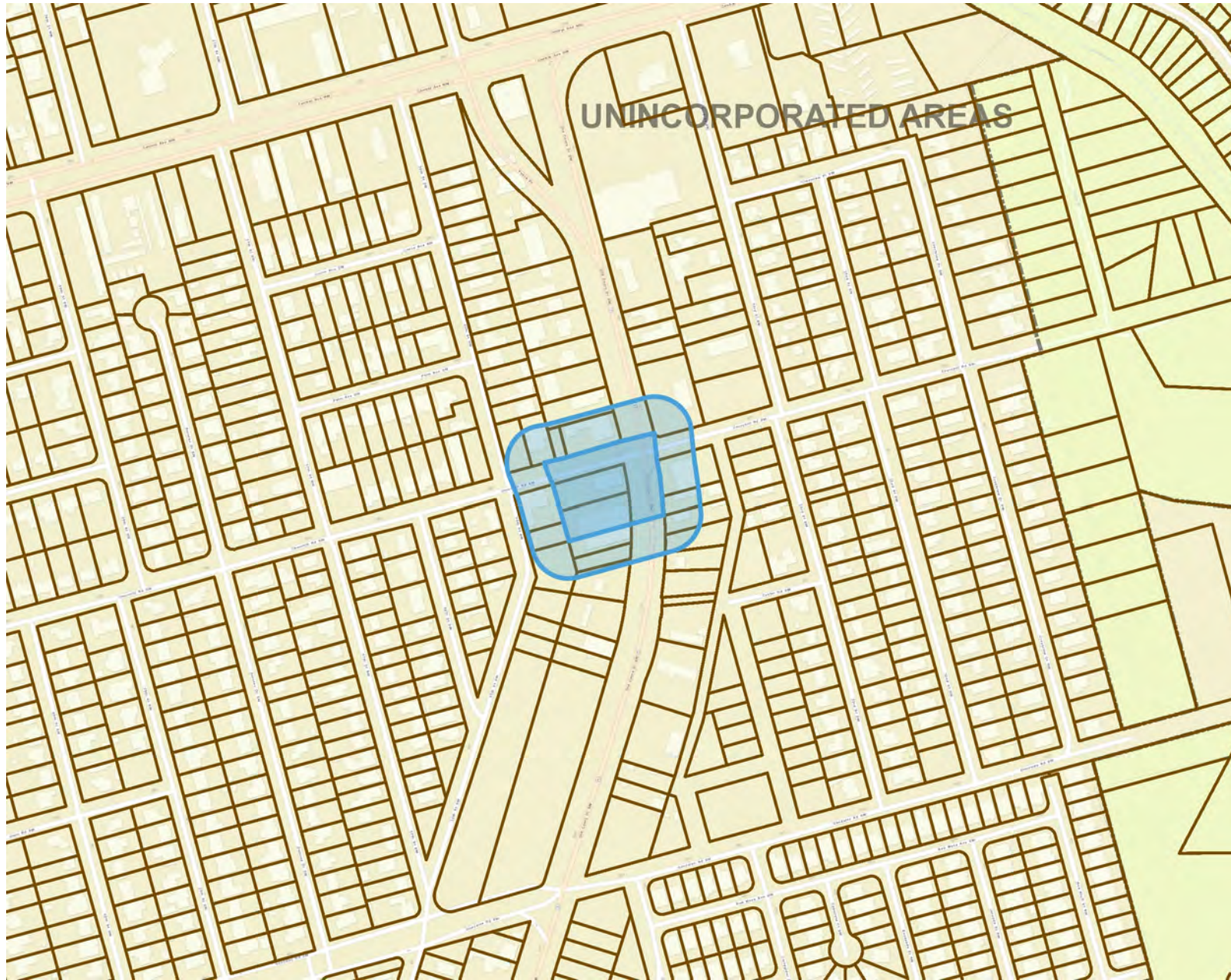
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
jetbac@aol.com (jetbac@aol.com) <mailto:jetbac@aol.com>
Subject: IDO Notification - EPC Application for a Zoning Map Amendment

From: [Microsoft Outlook](#)
To: jgallegoswccdg@gmail.com; aboard111@gmail.com; [Marcia Fernandez](#)
Subject: Relayed: IDO Notification - EPC Application for a Zoning Map Amendment
Date: Wednesday, January 6, 2021 3:46:25 PM
Attachments: [IDO Notification - EPC Application for a Zoning Map Amendment.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com) <mailto:jgallegoswccdg@gmail.com>
aboard111@gmail.com (aboard111@gmail.com) <mailto:aboard111@gmail.com>
Marcia Fernandez (mbfernandez1@gmail.com) <mailto:mbfernandez1@gmail.com>
Subject: IDO Notification - EPC Application for a Zoning Map Amendment



Insight Zone Map Amendment



Legend

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

Notes

Created by Consensus Planning on 12/16/2020. 100' buffer to include adjacent roads (Churchill Rd SW & Old Coors Dr. SW) for both parcels under consideration.

800 0 400 800 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
12/16/2020 © City of Albuquerque

1: 4,800

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner

CHEFCHIS DAMON & MAYER MARTIN AMBROSE
GARCIA DENNIS ETAL C/O OLIVER BURTON COHEN
PADILLA NICOLE A
ROMERO DENNIS C/O GONZALES ISAAC
MARQUEZ ENRIQUE & AIDA
MORALES FRANCISCO & FRANCISCA
GARRIS SIDNEY
GARCIA DENNIS & ELIZA & COHEN OLIVER BURTON & ELIZABETH J
PAIZ FRANK & EMMA
MORALES EFRAIN C
FASANELLA KATHLEEN & HUSMAN ERIC
CITY OF ALBUQUERQUE
STEINBERG SCOTT & ROBIN J
FLORES JOSE A & SUSAN M

Owner Address

2908 OSAGE AVE SW
PO BOX 3216
232 OLD COORS DR SW
418 OLD COORS DR SW
5417 CHURCHILL RD SW
1201 ABEYTA RD SW
414 OLD COORS DR SW
PO BOX 3216
300 55TH ST SW
2532 MANZANO LP NE
5840 ISLETA BLVD SW
PO BOX 1293
11110 SAN BERNARDINO DR NE
237 COORS BLVD SW

Owner Address 2

ALBUQUERQUE NM 87105-2741
ALBUQUERQUE NM 87190-3216
ALBUQUERQUE NM 87121
ALBUQUERQUE NM 87105-2519
ALBUQUERQUE NM 87121-2368
ALBUQUERQUE NM 87121
ALBUQUERQUE NM 87121-2519
ALBUQUERQUE NM 87190-3216
ALBUQUERQUE NM 87105
RIO RANCHO NM 87144-7534
ALBUQUERQUE NM 87105-6628
ALBUQUERQUE NM 87103-2248
ALBUQUERQUE NM 87122-2352
ALBUQUERQUE NM 87121

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87103

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

\$6.95

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87105

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.70

01/05/2021

Crestview Bluff Neighbors Association
Alfred Otero
414 Crestview Drive SW
Albuquerque, NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87121

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

\$6.95

FLORES JOSE A & SUSAN M
237 COORS BLVD SW
ALBUQUERQUE NM 87121

for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87105

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.70

01/05/2021

Crestview Bluff Neighbors Association
Stephanie Gilbert
908 Alta Vista Court SW
Albuquerque, NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87105

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

01/05/2021

FASANELLA KATHLEEN & HUSMAN ERIC
5840 ISLETA BLVD SW
ALBUQUERQUE NM 87105-6628

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87105

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

01/05/2021

CHEFCHIS DAMON & MAYER MARTIN
AMBROSE
2908 OSAGE AVE SW
ALBUQUERQUE NM 87105-2741

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87122

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

01/05/2021

STEINBERG SCOTT & ROBIN J
11110 SAN BERNARDINO DR NE
ALBUQUERQUE NM 87122-2352

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87105

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

01/05/2021

PAIZ FRANK & EMMA
300 55TH ST SW
ALBUQUERQUE NM 87105

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87121

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

01/05/2021

PADILLA NICOLE A
1317 LOS TOMASES DR NW
ALBUQUERQUE NM 87121

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87190

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

01/05/2021

GARCIA DENNIS & ELIZA & COHEN OLIVER
BURTON & ELIZABETH J
PO BOX 3216
ALBUQUERQUE NM 87190-3216

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rio Rancho, NM 87144

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

01/05/2021

MORALES EFRAIN C
2532 MANZANO LP NE
RIO RANCHO NM 87144-7534

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87121

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

01/05/2021

GARRIS SIDNEY
414 OLD COORS DR SW
ALBUQUERQUE NM 87121-2519

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87121

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

\$6.95

MORALES FRANCISCO & FRANCISCA
1201 ABEYTA RD SW
ALBUQUERQUE NM 87121



PS Form 3800, April 2010 PSN 7530-02-000-9001 for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87121

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

\$6.95

MARQUEZ ENRIQUE & AIDA
5417 CHURCHILL RD SW
ALBUQUERQUE NM 87121-2368



PS Form 3800, April 2010 PSN 7530-02-000-9001 for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87121

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

\$6.95

ROMERO DENNIS C/O GONZALES ISAAC
418 OLD COORS DR SW
ALBUQUERQUE NM 87105-2519



PS Form 3800, April 2010 PSN 7530-02-000-9001 for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

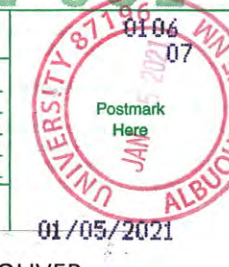
Albuquerque, NM 87190

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

\$6.95

GARCIA DENNIS ETAL C/O OLIVER
BURTON COHEN
PO BOX 3216
ALBUQUERQUE NM 87190-3216



PS Form 3800, April 2010 PSN 7530-02-000-9001 for Instructions

PRE-APPLICATION MEETING

NEIGHBORHOOD CONCERNS



January 29, 2021

Dear Chairman and Board Members:

We, as the current tenant and potential buyer of the property will be impacted by the proposed "large family day care" near our property, appeal the zone change from NR-LM to MX-M.

The conditions do not adequately protect us from the unreasonable detriment which, under the factual circumstances of this application, will cause unreasonable detriment to us as well as our neighbors and our neighborhood.

Particularly since the whole block is zoned NR - L M in our favor.

Per the attached zoning table is that numbers 3 through 10 of the 10.

This daycare would disrupt the "natural and obvious buffer zone" created by the streets and traffic patterns that essentially make our block an "Island of similar NR - L M zoning" that has "historically assured peaceful coexistence" with our neighboring businesses on all sides with other zoning designations.

The previous owner was the major support of our location for the Public Art all over the City of Albuquerque. One being the Big I Interchange that came out of this shop; this would not have been possible without the current zoning.

Keeping the current zoning configuration assures that all the surrounding business' interests are met. The current zoning request would be disruptive with our business neighbors distinctive/different needs.

This corridor is in everyway and our perspective another day care in the area is not warranted. As being an industrial/commercial area. There are various childcare/daycare centers in area that would be deemed safer.

A daycare is a poor use of a shrinking industrial community.

We feel as potential buyers that this could affect the value of our community.

With Gratitude,
Heavon / Dave

Heart Driven Adjusting & Construction (HDAC)

Office: (505) 842-1754

Fax: (505) 503-7154

Email: admin@HDadjusting.com

Bolivar, Silvia A.

From: Damian Chimenti <damian@insightnm.com>
Sent: Monday, February 8, 2021 12:17 PM
To: Shawna Ballay; Bolivar, Silvia A.
Cc: Jim Strozier; Darlene Arias
Subject: Little World Daycare and School - Zone Change Request

Monday, February 8, 2021

**Silvia Bolivar,
Planner | Urban Design & Development
City of Albuquerque**

Re: Little World Daycare Zone Change Request

Dear Silvia Bolivar,

I'm sorry that I was unable to join the zoom call on Friday as I was traveling for business- I had a chance to visit with Jim and Shawna late Friday afternoon and they caught me up on the concerns raised by our neighbor to the south. I immediately discussed the matter with my clients, Little World Daycare, and they have assured me that they have no concerns about noise from any permitted use coming from the neighbors.

As you know, Little World Daycare is currently on the same block, just 3 doors down from this new location, and they haven't had any issue with the surrounding businesses. We are planning significant improvements to the property at 301 and will be adding insulation to the structures as part of our work. We have no intention of blocking, complaining about, or otherwise hindering the ongoing businesses of our neighbors.

We understand that this zoning action only impacts our property and will not have any impact to adjacent properties.

Please feel free to forward this correspondence to any concerned party or stakeholder in the neighborhood. Please also feel free to call me directly at 505-506-9144 with any question or concern.

Respectfully,

Damian J. Chimenti



www.insightnm.com

505.506.9144 c

=====
This message has been analyzed by Deep Discovery Email Inspector.

