



Environmental Planning Commission

Agenda Number: 5
Project #: PR-2023-009655
Case #: RZ-2023-00045
Hearing Date: January 18, 2024

Staff Report

Agent	Modulus Architects & Land Use Planning, Inc.
Applicant	Coors Investment, LLC
Request	Zoning Map Amendment - EPC
Legal Description	All or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4, located at 611 Coors Blvd NW, and all or a portion of Northwesternly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision.
Location	611 Coors Blvd NW and parcel adjacent to the east; south of Fortuna Rd and north of Los Volcanes Rd NW
Size	Approximately 2.0 acres
Existing Zoning	NR-BP, R-1B
Proposed Zoning	MX-M

Staff Recommendation

APPROVAL of RZ-2023-00045, based on the Findings beginning on p. 29.

STAFF PLANNER
Catherine Heyne, Planner

Summary of Analysis

The request is for a Zoning Map Amendment from NR-BP and R-1B to MX-M for an approximately 2.0-acre site (“subject site”) consisting of two parcels in the Atrisco Business Park. The western tract Q-3 is in an Area of Change and the eastern parcel, Northwesternly Triangular lot, is in an Area of Consistency. The vacant subject site is located within the Coors Boulevard Character Protection Overlay (CPO-2) and Major Transit Corridor.

The applicant has sufficiently justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and Policies and demonstrates that the request would clearly reinforce the established character of the surrounding area.

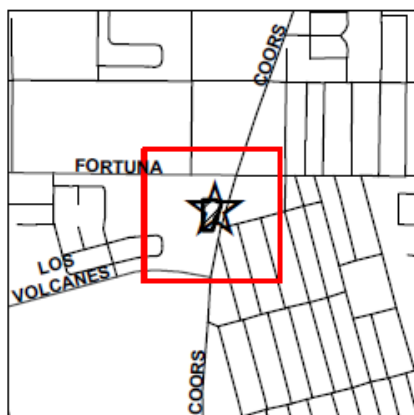
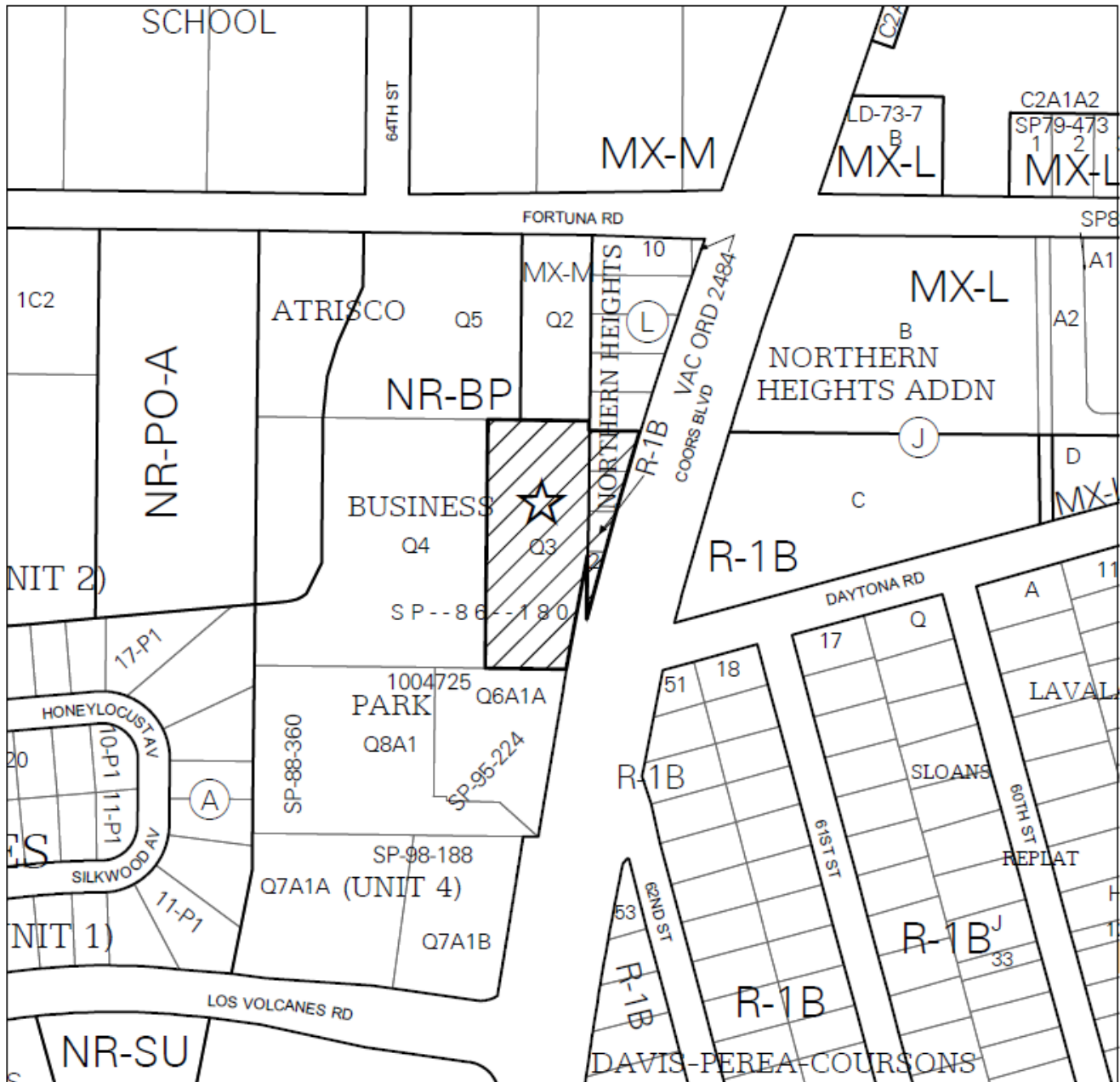
Los Volcanes, West Mesa Neighborhood Associations (NAs), the South West Alliance of Neighborhoods (SWAN) Coalition, and property owners within 100 feet of the subject site were notified as required. Los Volcanes, West Mesa Neighborhood Associations (NAs), the South West Alliance of Neighborhoods

(SWAN) Coalition, and property owners were notified as required. A public meeting, requested by Los Volcanes NA and facilitated by the applicant, was held Friday, November 10, 2023 from 3:00 pm to 3:20 pm via Zoom. As of this writing, there is no known opposition.

Staff recommends approval.







IDO ZONING MAP

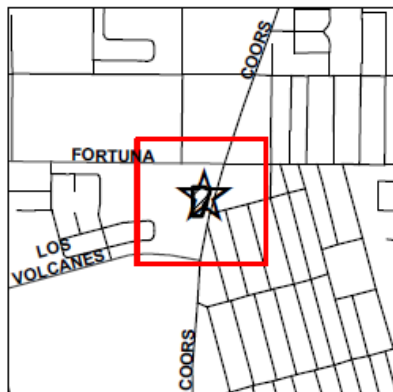
Note: Gray shading indicates County.



1 inch = 200 feet

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LAND USE MAP

Note: Gray shading indicates County.

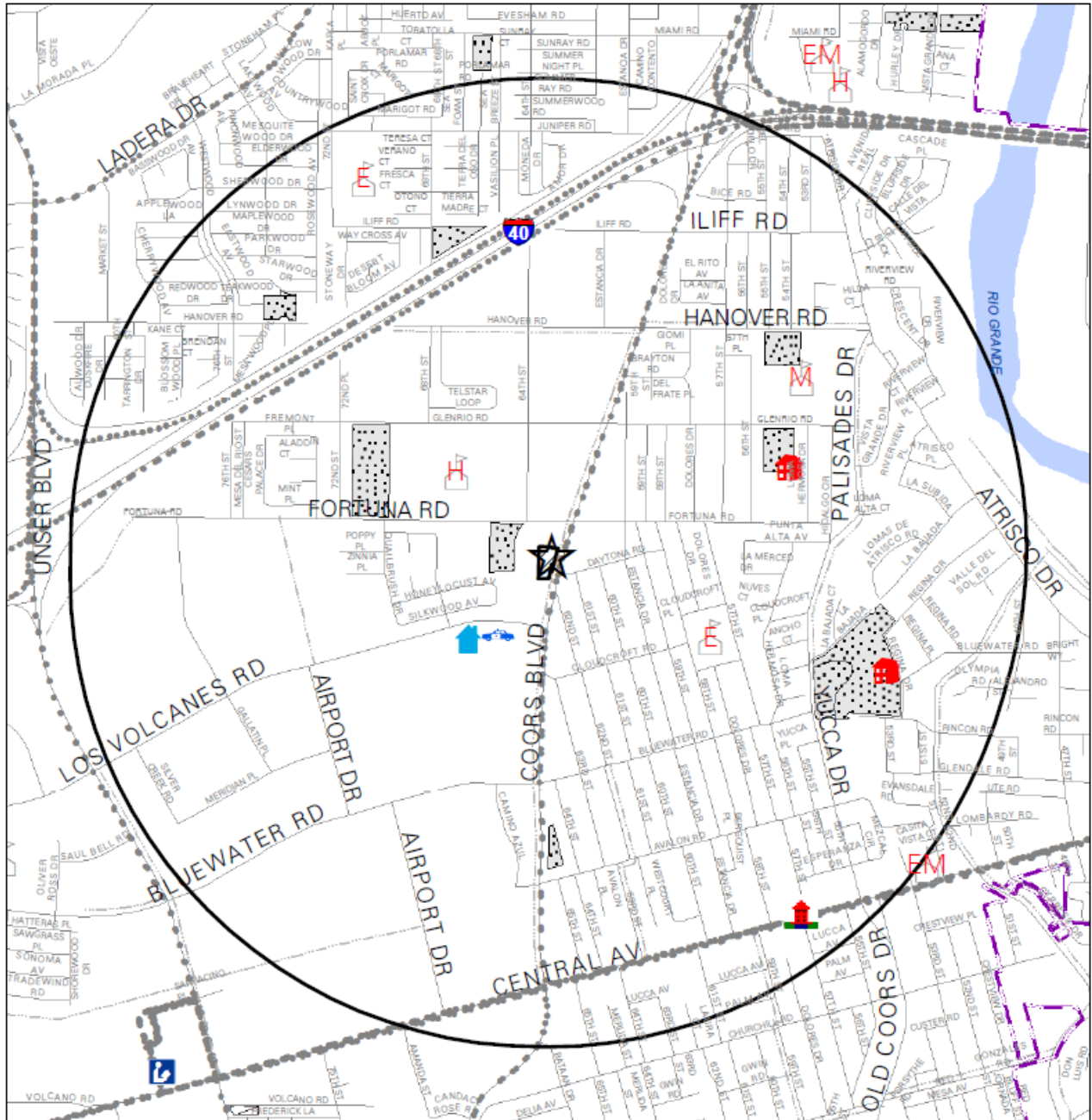
Key to Land Use Abbreviations	APRT Airport
LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	AGRI Agriculture
COMM Commercial Retail	PARK Parks and Open Space
CMSV Commercial Services	DRNG Drainage
OFC Office	VAC Vacant
IND Industrial	UTIL Utilities
INSMED Institutional / Medical	CMTY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



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Public Facilities Map with One-Mile Buffer

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

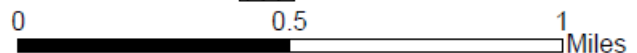


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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-BP	Area of Change	Vacant
	R-1B	Area of Consistency	Vacant
<i>North</i>	NR-BP	Area of Change	Vacant
	MX-M	Area of Change	Vacant/ Commercial, Restaurant
<i>South</i>	NR-BP	Area of Change	Commercial, Self-Storage
<i>East</i>	R-1B	Area of Consistency	Community, Religious institution
	MX-L	Area of Change	Commercial Retail, General
<i>West</i>	NR-BP	Area of Change	Commercial Services, Self-storage

Request

The request is for a Zoning Map Amendment from NR-BP to MX-M for all or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4 (Replat of Tracts Q-1R and lot 1 Atrisco Business Park Unit 2) and from R-1B to MX-M for all or a portion of the Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision, located at 611 Coors Blvd. NW, south of Fortuna Rd and north of Los Volcanes Rd. SW, approximately 2 acres (the “subject site”).

Currently both parcels comprising the subject site are vacant. The western parcel is zoned NR-BP (Non-residential – Business Park) and the eastern parcel is zoned R-1B (Residential - Single Family Zone District). The applicant is requesting a zone change to MX-M for both parcels to facilitate future development.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases in the City, regardless of site size. 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 approximately 2.0-acre site is comprised of two parcels: a western parcel comprised of all or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4, and an eastern parcel comprised of all or a portion of the Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision. Both parcels are located west of and adjacent to Coors Blvd NW, south of Fortuna Rd NW, north of Los Volcanes Rd NW, and west and north of Daytona Rd NW.

The tracts bounding the northern edge of the subject site are zoned NR-BP (Non-Residential – Business Park Zone District) and MX-M (Mixed-Use – Medium Intensity Zone District). The tracts to the east and on the opposite side of the six-lane Coors Blvd, are zoned MX-L and R-1B. The abutting parcels to the south and west is zoned NR-BP as is roughly 50 percent of the properties between Coors

Blvd, Central Ave, Unser Blvd, and I-40. Nevertheless, there is a small enclave of residentially zoned properties (R-1B, R-T: Residential – Townhouse Zone District) that largely includes single-family homes, even in the R-T Zone District. West Mesa high school on Fortuna Rd NW is part of this residential enclave, which lies within 0.1 mi to the west and northwest of the subject site. Also, part of the residential area are several parcels designated as NR-PO-A (Non-Residential – City-owned or Managed Parks) and consist of the West Mesa Aquatic Center and a drainage feature containing playing fields.

To the north and northwest of the subject site at the crossroads of Fortuna Rd and Coors Blvd is mixed-use development (MX-M and Mixed-use – Low Intensity Zone District, MX-L) that supports restaurants, retail, and small-scale commercial enterprises that are meant to provide neighborhood-scale convenience. A religious institution lies directly east of the subject site and Coors Blvd, forming the edge of a larger residential area that stretches further east and south.

History

Prior to Spanish colonization, the Albuquerque area was inhabited by various indigenous communities for over 12,000 years. In 1692, the area surrounding the subject site was designated as part of the Atrisco Land Grant with much of the area west of Coors Boulevard remaining undeveloped grassland used for grazing and outdoor recreation into the late 20th century. In 1905, the land grant was patented and leasing of large holdings began, but significant growth didn't begin until the 1930s when bridges were built across the Rio Grande and Rio Puerco. Housing construction on the west side of the river accelerated with the completion of Interstate 40 in the 1960s.

As of 1960, the city boundary split the subject site with the western parcel falling outside of the city limits while the eastern parcel was included within the city boundary. The subject site was included into Segment 1 of the Coors Corridor Sector Development Plan first adopted in 1981 to provide policy and design guidelines for Coors Blvd as a major north-south arterial. Later, in the 1999 Plan, the subject site area was included in the West Central Community with a Community Activity Center designated for the west side of Coors Blvd at Central Ave.

The West Side Strategic Plan established a community-based urban form imagined as a multi-node pattern of low- and high-density forms “where people can work, play, live and learn together, regardless of their ages, cultures, economic status, inclinations, or abilities”. The result of a grass-root, citizen-led effort, adopted goals and policies reflected the appeal for a balance between design, a desired land use pattern, sustainability, in addition to sensitivity to cultural and environmental concerns. At that time, the approximately 400-acre Atrisco Business Park within the Atrisco Park Community was one of the three major employment areas on the West Side and was promoted for job creation and expansion. Both Coors Corridor Sector Development Plan and West Side Strategic Plan were repealed with the 2017 adoption of Integrated Development Ordinance (IDO); zoning did not convert until it became effective in 2018.

The Atrisco Business Park Master Development Plan was approved by the EPC in 1992 and most recently amended in 2019 (PR-2018-001361/SI-2018-00080). In the now-repealed West Side Strategic Plan, the Atrisco Business Park was identified as one of three major Employment Centers. This Center was envisioned as a full-service business park that was to become a major Employment Center for both the Southwest and Northwest Mesas. Identified desired uses for the Business Park at the time included manufacturing/ distribution facilities and high technology/research and development firms. The proposed zone district is allowed within the Master Plan, but any future development would be subject to the development standards within the Atrisco Business Park.

Roadway System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classification of roadways.

The LRRS map classifies adjacent Coors Blvd NW as an Existing Regional Principal Arterial. Coors Blvd is also a limited access state road (NMDOT) and Major Transit Corridor. Cross streets to the west of Coors Blvd and north and south of the subject site, Fortuna Rd NW and Los Volcanes Rd NW, respectively, are Existing Major Collector roadways.

Comprehensive Plan Designations

The subject site sits within the Southwest Mesa Community Planning Area (CPA).

The subject site is not located within any Center, but falls within the 660 ft buffer of the Coors Boulevard Major Transit Corridor. A Major Transit Corridor is anticipated to be served by high frequency and local transit (e.g., ART, local, commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Major Collector streets—Fortuna Rd to the north and west of Coors Blvd and Los Volcanes Rd NW to the south—are within about 0.1 mi of the subject site.



The western parcel of the subject site, Tract Q-3 Plat of Atrisco Business Park, Unit 4, is located within an Area of Change while the eastern parcel, Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision, is part of an Area of Consistency. The intent of the Comprehensive Plan is to make Areas of Change the focus of new, urban-scale development.

Overlay Zones

The subject site is located within the Coors Boulevard Character Protection Overlay Zone (CPO-2, IDO Section 14-16-3-4(C)). The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

The subject site is not within either a Historic Protection Overlay Zone (HPO) or a View Protection Overlay (VPO) Zone.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

A Protected Bike Lane is proposed for the north-south running Coors Blvd NW at the location of the subject site. Currently, the nearest existing bikeway infrastructure is located west of Coors along Fortuna Rd NW to the north and Los Volcanes Rd NW to the south in the form of a bike lane. Bike lanes are designated exclusively for bicycle travel and separated from vehicle travel lanes with striping and pavement stencils. A bike route is roadway in which bicycles and vehicles share the street.

Transit

The subject site is located within the 660 ft wide Coors Blvd Major Transit Corridor with ABQ Ride Route 155 running north-south along Coors Blvd NW at this point. The south-bound stop is just south of Los Volcanes Rd NW and the north-bound stop is located to the south and across the street from the subject site at 62nd St NW. Both of these bus stops are within a 5-minute walk of the subject site. Peak service for Route 155 is every 33 minutes weekdays, every 40 minutes Saturdays, and every 45 minutes Sundays.

ABQ Ride Routes 66 and 766 run east-west along the Community Principal Arterial, Central Ave (US Route 66) about 20 minutes walking (less than 1 mile) to the south of the subject site. These routes have stops to the east and west of the intersection of Central Ave and Coors Blvd NW in the Coors Premium Transit Station Area. At this point, the Central Ave Main Street Corridor ends and becomes the Central Ave Major Transit Corridor to the west of Coors. Route 66 operates seven days a week with a peak frequency of 15-minutes. ABQ Rapid Ride Route 766 has a peak frequency of 15 minutes during the weekdays, and weekend peak frequencies of 20-minutes Saturdays, and 33 minutes Sundays.

Public Facilities/Community Services

Please refer to the Public Facilities Map (p. 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

Abut: To touch or share a property line.

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

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.

Area 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

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part 14-16-2 of the IDO.

Non-Residential Zone District: Any zone district categorized as Non-residential in Part 14-16-2 of the IDO.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones.

Residential Zone District: Any zone district categorized as Residential in Part 14-16-2 of this IDO. For the purposes of any Use-specific Standard in Section 14-16-4-3, this includes any lot zoned Planned Development (PD) with a Site Plan approved prior to the adoption of this IDO that allows one or more residential uses and that is developed on lots with residential development that make up at least 50 percent of the site plan area.

Zoning

Similar to the disparate designation of Areas of Change and Consistency on the subject site, the two parcels forming the subject site differ in zoning designation. The subject site's western parcel, Tract Q-3 Plat of Atrisco Business Park, Unit 4, is zoned NR-BP (Non-residential – Business Park) and the eastern, triangular parcel, Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision, is zoned R-1B (Residential – Single-Family Zone District).

Prior to the effective date of the IDO, the western parcel of subject site was zoned SU-1 as part of a Planned Industrial Park space reserved for Industrial/ Wholesale/ Manufacturing. When the IDO became effective in 2018, the subject site's zoning was converted to NR-BP (Non-Residential – Business Park Zone District) and maintained as a Planned Business Park area. The eastern parcel was originally designated as R-1, a designation reserved for single family homes. When the IDO became effective in 2018, the subject site's zoning was converted to R-1B, which is generally consistent with the intent of the former zoning.

The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

The request is to change the zoning for both parcels of the subject site to MX-M (Mixed-Use – Moderate Intensity Zone District). 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.

The key differences between the NR-BP and MX-M are that MX-M is more restrictive of commercial and industrial allowable uses and more permissive in regards to residential and accessory uses. For example, NR-BP commercial uses become more restrictive, for example, campground, kennel, self-storage, and large retail are no longer permissible uses, while MX-M allows for housing including townhouse, live-work, and multi-family dwellings, group living, a community center or library, in addition to services related to residential use (e.g., mobile food truck, family care facility, grocery store outdoor use accessory to residential primary use).

The key difference between the R-1B and the MX-M zone districts is that permissible land uses change from a Residential focus to Commercial and Industrial activities. In addition to multi-family and live-work residential uses, newly permissive uses under MX-M, include: assisted living facility or nursing home; group home (small-large); food, beverage, and indoor entertainment (e.g., bar, gym, nightclub, tap room); retail sales including liquor, nicotine, and cannabis retail; motor-vehicle related uses (e.g., car wash, light vehicle fueling station and repair, parking structure); offices and services (e.g., self-storage, mortuary, blood services facility), and industrial uses that include artisan manufacturing, cannabis cultivation, and cannabis-derived products manufacturing. Many of the MX-M permissive uses have the potential to increase noise, lighting, pollution, and traffic in the neighborhood.

A complete list of Allowable Uses is listed in IDO Table 4-2-1 (Allowable Uses, pp. 151-156). For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change Criterion D in this report (14-16-6-7(G)(3)(d), p. 19).

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

With the 2018 adoption of the Albuquerque/Bernalillo County Comprehensive Plan, Albuquerque parcels were designated as either within an Area of Change or an Area of Consistency. Areas of Change, are locations where change is desired or anticipated. Areas of Consistency are used to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character. The intent of the Comprehensive Plan is to make Areas of Change the focus of new, urban-scale development.

Character Protection Overlay policies take precedence over Corridor policies in order to encourage nodes of activity along Corridors (see Comprehensive Plan, Chapter 1 – Introduction, p. 4-5). Finally, analysis of a zone change requires that the proposed zone district, not a particular use, be considered. Applicable Goals and policies provided by the applicant are listed below. Staff analysis follows in bold italic text. Goals and Policies added by Staff are indicated with an asterisk (*).

Chapter 4: Character

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

The request will enhance, protect, and preserve the distinct community of the Atrisco Business Park in the Atrisco Park Community, because the zone change will allow complementary uses within a business park. A single-family residential use would not be appropriate at this location based on its small size, adjacency to a busy a Regional Principal Arterial, the zoning of surrounding parcels, and the general community structure. The request furthers Goal 4.1- Character.

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

This request protects the identity and cohesiveness of the Atrisco Business Park and nearby neighborhoods by ensuring the appropriate scale, location of development, and mix of uses because the proposed zone change will maintain consistent mixed-use and non-residential permissive uses at this location. Future development would be required to follow the Atrisco Business Park Master Development Plan and Atrisco Business Park Design Guidelines, as well as the MX-M zone district design standards, ensuring appropriate building design that is consistent with the adjacent MX-M zoning. At this time the small (ca. 0.25 ac), R-1B zoned parcel does not ensure appropriately scaled development or cohesiveness with the surrounding area. The zone change will help ensure that the character, scale, and mix of uses are appropriate for a Major Transit Corridor and the Atrisco Business Park. This request furthers Policy 4.1.2- Identity and Design.

Chapter 5: Land Use

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

The subject site abuts Coors Boulevard NW, a Major Transit Corridor. The request, especially as related to the rezoning of the R-1B parcel to MX-M, allows higher-density and intensity uses focused more in-line with an employment center and adjacent transportation network. The request could encourage mixed-use development and expand allowable uses of the narrow, triangular parcel designated single family development which lies just south of the intersection of the Major Collector Street of Fortuna Rd NW and Coors Blvd, an area where denser development is preferred. The request can reinforce or enhance the existing mixed-use character of the immediate Business Park area as well as continue to provide a mix of services along a transit corridor. The request furthers Goal 5.1- Centers and Corridors.

*Sub-policy 5.1.1(f): Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The subject site is adjacent to a Major Transit Corridor and mostly surrounded by medium to high density commercial and industrial development. The allowable uses under the proposed zoning would better serve the area and Atrisco Business Park. The MX-M zone would not only allow for medium-density commercial and industrial uses commensurate with adjacent uses, but bar detached single-family housing along the Coors Blvd Major Transit Corridor. The request furthers Subpolicy 5.1.1(f).

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

The allowable uses under the MX-M zone would help direct more intense growth along the Coors Boulevard Major Transit Corridor. The MX-M design standards, similar to the existing and adjacent NR-BP zone district, would also help maintain the appropriate density and scale of development at the subject site. Furthermore, Part of the subject site is \ located within an Area of Change where more intense development should be directed. The Comprehensive Plan intends to make Areas of Change the focus of new, urban-scale development that would be possible under the MX-M zone. The request furthers Policy 5.1.2- Development Areas.

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

This request will allow a mixture of uses that are conveniently accessible from surrounding neighborhoods and that will contribute to the health and sustainability of the Atrisco Business Park. It would allow for mixed-use development consistent with surrounding properties that could increase density and allow a diversity of employment opportunities easily accessible by walking, biking, public transit, and motor vehicle. This request generally furthers Policy 5.2.1- Land Uses.

Sub-Policy 5.2.1(a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

This request will encourage development that could bring future goods, services, and amenities within driving, walking and biking distance of neighborhoods and promotes good access for all residents. The subject site is near the easily accessible Fortuna Rd NW and Coors Blvd NW intersection that is accessible by walking and biking in addition to multi-modal transportation options. This request generally furthers Sub-policy 5.2.1(a).

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

This request could encourage a more productive use of vacant lots and under-utilized lots within the city, because the subject site is currently undeveloped and vacant. A consolidated MX-M zone district will help facilitate future development. This request furthers Sub-policy 5.2.1 (n).

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

The request would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. It would support the public good by using existing infrastructure and public facilities, rather than having to develop infrastructure and facilities where they do not exist. The request furthers Goal 5.3- Efficient Development Patterns.

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

Corridors have been generally identified as appropriate areas for new growth that include a mix of uses and transportation connections within walking distance. Also, instead of growing at the City edges, infill within Areas of Change and Consistency are conceived to be protected by policies to only allow development compatible in scale and character with the surrounding area. The subject site is located in an area with existing infrastructure and public facilities with surrounding properties already developed with a mix of uses. The development of the subject site would support infill growth with existing infrastructure. The request furthers Policy 5.3.1- Infill Development.

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

This request could facilitate job growth west of the Rio Grande. The subject site is located within the Atrisco Business Park Master Development Plan, which was identified as one of three major Employment Centers in the now-repealed West Side Strategic Plan. This Employment Center was envisioned as a full-service business park that would become a major Employment Center for both the Southwest and Northwest Mesas. The request would allow for higher-density discouraging single-family housing near areas with the potential for concentrated employment, such as the intersection of Coors Corridor with the Collector Street, Fortuna Rd NW. The request generally furthers Goal 5.4- Jobs-Housing Balance.

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

The western portion of the subject site is within an Area of Change as designated by the Comprehensive Plan. The request would encourage and direct mixed uses of medium-density growth to this area where it is expected and desired, as well as ensure development reinforces the character and intensity of adjacent areas. The furthers Goal 5.6- City Development Areas.

Sub-policy 5.6.2(b): Encourage development that expands employment opportunities.

This request could encourage development that expands employment opportunities because the rezoning of the entire subject site to MX-M zoning would allow a variety of commercial uses that would otherwise not be available at this location. There are generally no long-term employment opportunities within an R-1B zone district. This request partially furthers Sub-policy 5.6.2(b).

Sub-policy 5.6.3(b): Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The requested MX-M zoning would ensure that any future development reinforces the scale, intensity, and setbacks of the immediately surrounding context as the request unifies zoning west of Coors Blvd in the Atrisco Business Park. Future development would generally have the same site standards, setback, and building height restrictions as the surrounding developments. The intensity of the proposed development would also be in line with the surrounding area properties and would allow a desired density along a Major Transit Corridor and near the intersection of a Major Transit Corridor and Major Collector Street (Fortuna Rd NW). This request furthers Sub-policy 5.6.3(b).

Chapter 7: Urban Design

*Policy 7.1.2- Development Form: Prioritize elements of development form for each Center and Corridor.

The request furthers development of the adjacent Coors Blvd Major Transit Corridor because MX-M allows for increased density and allowable uses that maintain similar setbacks, follow employment center land use initiatives, and facilitate multi-modal transportation options and connectivity (e.g., walking, biking, and transit-supportive development) as well as direct building access from Coors Blvd. The request furthers Policy 7.1.2- Development Form.

Chapter 8: Economic Development

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

Although the subject site is not a large parcel, this request could help consolidate places of business that encourage diverse economic development efforts within the designated Atrisco Business Park. The request could also increase neighborhood access to jobs gained through infill as well as offer employment along a transit corridor, all of which encourage business and talent to stay and thrive in the area. The request generally furthers Goal 8.1 – Placemaking.

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.
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 Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here was received January 2, 2024 in response to Staff's request for a revised justification (see attachment). The western parcel of the subject site is currently zoned NR-BP (Non-Residential – Business Park), while the smaller, eastern parcel is zoned R-1B (Residential - Single Family). The applicant is requesting to rezone both parcels to MX-M (Mixed-Use – Moderate Intensity) Zone District. The western parcel of the subject site is located in an Area of Change, while the eastern parcel is in an Area of Consistency. The reason for the request is to facilitate the future construction of a light vehicle repair shop.

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

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

Staff: Consistency with the City’s health, safety, and general welfare is upheld by demonstrating that the request furthers applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them (Goals and Policies added by Staff are indicated with a *).

Applicable citations: Goal 4.1- Character, Policy 4.1.2 Identity and Design; *Goal 5.1- Centers & Corridors, *Sub-policy 5.1.1(f), Policy 5.2.1- Land Uses, Sub-policy 5.2.1(a), Sub-policy 5.2.1(n), Goal 5.3- Efficient Development Patterns, *Policy 5.3.1- Infill Development, *Goal 5.4 - Jobs-Housing Balance, Goal 5.6- City Development, Sub-policy 5.6.2(b), Sub-policy 5.6.3(b); *Policy 7.1.2- Development Form; Goal 8.1- Placemaking.

Non-applicable Citations: Policy 5.1.10- Major Transit Corridor; Policy 5.3.2- Leapfrog Development; Sub-policy 5.6.2(g); Policy 8.1.1- Diverse Places.

The applicant’s policy-based response (see attached project letter provided by applicant) satisfactorily demonstrates that the request furthers a preponderance of applicable Goals and Policies (i.e., Character, Identity and Design, Land Uses Efficient Development Patterns, City Development, and Placemaking) and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City’s health, safety, and general welfare. The response to Criterion A is sufficient.

B. Criterion 6-7(G)(3)(b)- If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

Applicant response: *The smaller lot is the only lot located in an Area of Consistency (as shown in the ABC Comp Plan, as amended). The new zone would clearly reinforce and strengthen the established character of the surrounding area and would not permit development that is significantly different from that character. The IDO and the DPM will add additional layers of protection to allow the site to develop within the identity of the existing community. They will also keep future developments consistent, while protecting the surrounding community. The R-1B zone district is not in line with the surrounding area or the existing developments. The Southwest CPA is characterized by its suburban subdivisions, impressive vistas, and connection to the Western mesa vista, this area is still developing, and its identity and sense of community is still emerging. This community is emerging with mixed uses. The uses surrounding the subject site are emerging with mixed commercial uses. The area is not developing in a residential manner like it is currently zoned. The area is continuing to grow with mixed uses such as a storage facility, restaurant, retail, medical offices and a park. A single-family residential use would not be desired in this location. That is based on its location, how the community is zoned and based on surrounding developed.*

The MX-M zone district and the permissive uses that come along with the zoning district will be more in line with community.

The existing zoning is inappropriate because it meets criteria (2-3). There has been a significant change in neighborhood or community conditions affecting the site. Currently, this community has nodes of residential, non-residential and mixed-use zoning destinations. The subject site is in the area of mixed-use and non-residential zoning. Residential uses are not appropriate or desired in this specific node. This area is not appropriate for the R-1 zone district. Single-family is not appropriate or desired in this location because of how this area has developed on the west side of Coors Blvd. The site is surrounded by mixed uses and commercial zoning designations. There are no single-family zoning or homes abutting the subject site and a residential use/zoning will not be contagious with anything in the immediate area. This is shown in Figure 2 and Figure 3 above. R-1B is also unsuitable because the amount of traffic on the surrounding roadways. According to the Mid-Region Council of Governments (MRCOG) 2019 traffic flows, the average annual weekday traffic for Coors is between 42,100-47,000 vehicles. This site is more suitable for moderate to high intense uses, rather than the low intense uses permitted under the R-1 zone district.

A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions, development density/intensity and connectivity as a designation for employment and services.

Staff: The subject site is located partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended). Namely, the eastern parcel of the subject area (Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision) is located wholly with an Area of Consistency, reflective of the existing residential zoning (R-1B). The applicant's response has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Atrisco Business Park and would not permit development that is significantly different from that character.

Furthermore, the applicant has demonstrated that the existing zoning is inappropriate because there has been a significant change in neighborhood or community conditions affecting the site that justifies this request. Specifically, the subject site now sits to the west of and adjacent to the Coors Blvd Major Transit Corridor, a high-traffic, six-lane, Regional Principal Arterial roadway, which is uncondusive to activities associated with a single-family residential zone. Also, the small (ca. 0.25 ac) and narrow form of subject site's eastern parcel is currently a spot zone within the Atrisco Business Park and may be too oddly shaped to meet development standards for residential construction. The applicant provided additional justification that a different zone district is more advantageous to the community (as articulated by the ABC Comp Plan, as amended) due to current patterns of land use, development density and intensity, connectivity, and traffic patterns.

The response to Criterion B is sufficient.

- C. Criterion 6-7(G)(3)(c)- If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the 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 larger lot is the only lot located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions, development density/intensity and connectivity as a designation for employment and services.*

The larger lot is currently zoned NR-BP. NR-BP is a most intense zone districts and this request will down-zone the site. Which in turn will add additional layers of protection to the community as a whole. Below is "Table 2. Side-by-Side Analysis of Permissive Uses" that shows the new permissive uses that are allowed under the MX-M zone district. The comparison shows how the MX-M zone will be more advantageous to community. There are more harmful permissive uses under the NR-BP zone including: Light Manufacturing, Warehousing, Wholesaling and Distribution Center, and Adult Retail. The listed uses will no longer be permissive under the MXM zone. Future development of this site will facilitate further development in the area, will use the existing Major Transit Corridor, and will use the existing infrastructure and public amenities within an Area of Change. The MX-M zone protects the community more than the existing NRBP.

Staff: The subject site is partially located within an Area of Change; namely, the western parcel, Tract Q-3 Plat of Atrisco Business Park, Unit 4, is located entirely within an Area of Change. The applicant has shown that although the existing NR-BP zoning is not inappropriate, Requirement 3 is met because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan as amended. The new zone would continue to reinforce or strengthen the established character of the surrounding Area of Change and would not permit development that is significantly different from that character, and could in fact, better compliment and serve nearby neighborhoods. The response to Criterion C is sufficient.

- D. Criterion 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 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant Response: *The requested zoning does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community. The permissive uses between the MX-M zoning designation and the NR-BP (larger lot only) zoning designation are similar. MX-M allows for less commercial uses and more residential uses. There are no harmful uses as this is a downzone that allows less intense commercial uses. It will allow for additional uses to become permissive on site but will not be harmful to the community.*

Table 2. Side-by-Side Analysis of Newly Permissive Uses for the Larger Lot Only

New Permissive Uses under MX-M Zone	Existing IDO Use Status (NR-BP Zoning)	Specific Use Standards(16-16-4-3)
Dwelling, townhouse	Not Permissive	4-3(B)(6)
Dwelling, live-work	Not Permissive	4-3(B)(7)
Dwelling, multi-family	Not Permissive	4-3(B)(8)
Assisted living facility or nursing home	Not Permissive	No use specific standards associated
Community residential facility, small	Not Permissive	4-3(B)(9)
Community residential facility, large	Not Permissive	4-3(B)(9)
Dormitory	Not Permissive	No use specific standards associated
Group home, small	Not Permissive	4-3(B)(10)
Group home, medium	Not Permissive	4-3(B)(10)
Group home, large	Not Permissive	4-3(B)(10)
Community Center or library	Conditional Primary	4-3(C)(1)
Residential community amenity, indoor	Not Permissive	4-3(D)(11)
Residential community amenity, outdoor	Not Permissive	No use specific standards associated
Art gallery	Not Permissive	4-3(D)(33)
General retail, medium	Conditional Primary	4-3(D)(37)
Grocery store	Not Permissive	4-3(D)(38)

The requested zoning for the larger lot (NR-BP to MX-M) does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community. MX-M allows for additional uses to become permissive on site but will not be harmful to the community as shown in Table 2 above.

The residential zoning of the smaller lot (R-1B) is not appropriate for this area. For discussion, provided below is a side-by-side analysis of the new permissive uses under the MX-M zoning district.

Table 3. Side-by-Side Analysis of Newly Permissive Uses for the Smaller Lot Only

New Permissive Uses under MX-M Zone	Existing IDO Use Status (R-1 Zoning)	Specific Use Standards(16-16-4-3)
Dwelling, townhouse	Not Permissive	4-3(B)(6)
Dwelling, live-work	Not Permissive	4-3(B)(7)
Dwelling, multi-family	Not Permissive	4-3(B)(8)
Assisted living facility or nursing home	Not Permissive	No use specific standards associated
Community residential facility, large	Not Permissive	4-3(B)(9)
Dormitory	Not Permissive	No use specific standards associated
Group home, small	Not Permissive	4-3(B)(10)
Group home, medium	Not Permissive	4-3(B)(10)
Adult or child day care facility	Not Permissive	No use specific standards associated
Elementary or middle school	Conditional Primary	4-3(C)(2)
High School	Conditional Primary	4-3(C)(3)
Hospital	Not Permissive	4-3(C)(4)
Museum	Not Permissive	4-3(C)(5)
Sports field	Not Permissive	No use specific standards associated
University or college	Not Permissive	No use specific standards associated
Vocational school	Not Permissive	No use specific standards associated
Veterinary hospital	Not Permissive	4-3(D)(5)
Other pet services	Not Permissive	No use specific standards associated
Auditorium or theater	Not Permissive	4-3(D)(7)
Bar	Not Permissive	4-3(D)(8)
Catering service	Not Permissive	No use specific standards associated
Health club or gym	Not Permissive	4-3(D)(9)
Mobile food truck court	Not Permissive	4-3(D)(10)
Nigh club	Not Permissive	4-3(D)(8)
Restaurant	Not Permissive	4-3(D)(8)
Tap room or tasting room	Not Permissive	4-3(D)(8)
Other indoor entertainment	Not Permissive	4-3(D)(12)
Hotel or motel	Not Permissive	4-3(D)(15)
Car wash	Not Permissive	4-3(D)(16)
Light vehicle fueling station	Not Permissive	4-3(D)(18)
Light vehicle repair	Not Permissive	4-3(D)(19)
Light vehicle sales and rental	Not Permissive	4-3(D)(20)
Parking lot	Not Permissive	4-3(D)(22)
Parking structure	Not Permissive	4-3(D)(22)
Bank	Not Permissive	4-3(D)(23)

Club or event facility	Not Permissive	4-3(D)(24)
Commercial services	Not Permissive	No use specific standards associated
Medical or dental clinic	Not Permissive	4-3(D)(26)
Mortuary	Not Permissive	No use specific standards associated
Office	Not Permissive	No use specific standards associated
Personal and business services, small	Not Permissive	4-3(D)(27)
Personal and business services, large	Not Permissive	4-3(D)(27)
Research or testing facility	Not Permissive	4-3(D)(28)
Art gallery	Not Permissive	4-3(D)(33)
Bakery goods or confectionery shop	Not Permissive	No use specific standards associated
Cannabis retail	Not Permissive	4-3(D)(35)
Farmers' market	Not Permissive	4-3(D)(36)
General retail, small	Not Permissive	4-3(D)(37)
General retail, medium	Not Permissive	4-3(D)(37)
Grocery store	Not Permissive	4-3(D)(38)
Pawn shop	Not Permissive	4-3(D)(41)
Park-and-ride	Not Permissive	4-3(D)(45)
Transit facility	Not Permissive	4-3(D)(47)
Artisan manufacturing	Not Permissive	4-3(E)(1)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-derived products manufacturing	Not Permissive	4-3(E)(3)
Freestanding	Not Permissive	4-3(E)(12)

The listed uses in the Table 3 above are newly permissive uses for the smaller lot only that are not current permissive uses in the R-1B zone district. There are no permissive uses that could be construed as having possible harmful impacts to abutting properties, the neighborhood, or the community, since the surrounding properties are mixed use zoning and non-residential uses. It is also not harmful because all the stated uses in the table above are already permissive in this area because the site is abutting MX-M and NR-BP zoning designations. The Use-Specific Standards associated with these uses will help mitigate any potential harmful impacts that are unforeseen, though none are expected. The MX-M zone allows for moderate-intensity retail, commercial, industrial and moderated-density residential uses that are less impactful than the surrounding NR-BP zone district.

Even though the newly permissive uses are not considered harmful because both subject sites are surrounded by NR-BP and MX-M zoning. For argument purposes, permissive uses that “could be” construed as having possible harmful effects such as a taproom, bar, nightclub, light vehicle fueling station or cannabis related activities are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. These uses are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The uses that would become permissive that are outlined above will be nonconsequential for the following reasons:

1. *Bar/ Taproom or tasting room – These uses will become permissive under the MX-M zone district. The establishment MUST comply with all New Mexico state law requirements. Additional use-specific requirements defined in 4-3(D)(8) limit this use.*
2. *Night Club - This use will become permissive under the MX-M zone district. The establishment MUST comply with all New Mexico state law requirements including but not limited to any required spacing from other uses of facilities. Additional use-specific requirements defined in 4-3(D)(8) limit the use.*
3. *Light Vehicle Fueling Station - These uses will become permissive under the MX-M zone district. This use is limited to the amount of access point on certain street classifications. This use requires a Conditional Use Approval if adjacent to any residential use and is prohibited within 330 ft. of a Major Public Open Space. As a result, this use will require a Conditional Use Approval on the subject site because the site is adjacent to a residential zone district, which adds extra safety to the surrounding community. A Conditional Use Approval is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. This use is highly regulated by the Federal EPA as well as State and Local agencies including the New Mexico Air Quality Control Board and the United States Environmental Protection Agency. Additional use-specific requirements defined in 4-3(D)(18) limit this use.*
4. *Cannabis Retail - This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use is prohibited within the 330ft of a school or child care facility. The use must be conducted with a fully enclosed building. An odor control plan is required for on-site consumption. An onsite locked vault is required on site. Additional use-specific requirements defined in 4-3(D)(35) limit the use.*
5. *Cannabis Cultivation – This use will become permissive under the MX-M zone district. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. If the site is within the 330ft of a school or child care facility a Conditional Use Approval is required. The use must be conducted with a fully enclosed building. An odor control plan is required. Additional use-specific requirements defined in 4- 3(E)(2) limit the use.*
6. *Cannabis-derived products manufacturing - This use will become permissive under the MX-M zone district. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. If the site is within the 330ft of a school or child care facility a Conditional Use Approval is required. The use must be conducted with a fully enclosed building. An odor control plan is required. Additional use-specific requirements defined in 4-3(E)(3) limit the use.*

Future development of this property and the proposed uses will have to go through an approval process with the City of Albuquerque to ensure it complies with IDO and the DPM. It will also insure that the uses will comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards. Development on the subject site under the MX-M zone district would be subject to IDO requirements including, the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design.

The Use- Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. The Use-Specific Standards and newly permissive uses will not cause any adverse effects on the surrounding community, rather, they will bring life to this vacant site and provide community necessities and employment opportunities. This zone change will be beneficial to the surrounding area.

Staff: The applicant compared allowable uses in the existing NR-BP and R-1D zone districts to the proposed MX-M zone district. The key differences between the NR-BP and MX-M are that MX-M is more restrictive of commercial and industrial allowable uses and more permissive in regards to residential and accessory uses. The key difference between the R-1B and the MX-M zone districts is that permissible land uses change from a residential focus to commercial and light industrial activities.

Properties to the north are zoned MX-M, and properties to the west and south are zoned NR-BP, therefore, the requested zoning does not include permissive uses that would be any more harmful to adjacent property, the neighborhood, or the community than currently existing allowable uses. Any existing adjacent residential use (e.g., R-1B) is separated from the subject site by a busy, six-lane Regional Principal Arterial. Adding non-residential uses—the primary difference between existing and proposed zoning—to a site where they or more intense uses have been allowed continuously for many years is generally not considered harmful. All future development under the MX-M zone would be subject to applicable Atrisco Business Park Master Development Plan development standards, Coors Boulevard Character Protection Overlay (CPO-2), IDO Use-specific Standards, and DPM standards that should mitigate potential harmful effects and serve to protect and preserve the identity of the surrounding properties from impacts of uses that could potentially be considered harmful. For example, uses such as a light vehicle repair would require compliance with the controlling Master Development Plan, and where silent, IDO requirements pursuant to 14-16-4-3(D)(19). The response to Criterion D is sufficient.

- E. Criterion 6-7(G)(3)(e)- The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet any of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant Response: *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but it not limited to water, sewer, roadways, sidewalks, and storm facilities. As a result, the development does not require major or new city service expansion.*

However, it is fully understood that development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of future development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Improvements Agreement process with the City of Albuquerque.

Staff: The subject site is an infill site that is adequately served by the existing infrastructure (Requirement 1) and can make efficient use of existing community amenities and infrastructure while facilitating the development of the subject site. The response to Criterion E is sufficient.

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

Applicant Response: *The justification provided herein is not based on the property's location along a major street but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The current zoning request is to allow for both subjects' sites to cohesively be zoned MX-M. The MX-M zone designation will further multiple goals and policies of the Comprehensive Plan such as Character, Land Use and Economic Development. It will also serve as an excellent development opportunity and will be in line with the surrounding community. This request will encourage development of the vacant subject site and will add to the commercial services in the community. This location would be a viable place for the future permissive uses to stay, expand, and thrive. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.*

While the location of the property is not the main reason for providing justification for commercial zoning, it does provide rationale for why this site is suitable for the proposed MX-M zoning and associated use. Access and connectivity are important considerations for commercial development.

Staff: Although the subject site is located on a major roadway. The justification is not entirely based on location, but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in the above policy narrative which would allow both parcels comprising the subject site to have consistent internal zoning (MX-M) for more cohesive development. The response to Criterion F is sufficient.

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

Applicant Response: *This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies of the ABC Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City such as Character, Land Use and Economic Development. The subject site under MX-M will allow for growth within established corridor, encourage development that broadens service options to meet a range of life events, and support additional growth in areas with existing infrastructure and public facilities. However, the economics associated with the development of the vacant site are and should be important factors to both the applicant and the City. This is because the request, if*

approved, has the possibility of efficiently upgrading public infrastructure while also upgrading the community as a whole.

Staff: The request is not based completely or predominantly on the cost of land or economic consideration but to facilitate the development of the subject site that has disparate and incongruous zoning. The applicant has adequately demonstrated that the request furthers applicable Comprehensive Plan Goals and Policies as well as clearly reinforces the established character of the area. The zone change is more advantageous to the community than the existing zoning. The response to Criterion G is sufficient.

- H. Criterion 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.
1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: *The zone change does not apply a zone different from surrounding zone districts because to the north of both subject site are existing MX-M zoning designations. The request is in line with the zoning to the north of the subject site.*

Staff: The request will not result in a spot or strip zone because it will not apply a different zone to one small area or one premise. In fact, this request eliminates the incongruous, single-family residential zoning (R-1B) that comprises the eastern portion of the subject site. Maintaining the R-1B zoning would subject the property to unsuitable single-family residential development next to heavy traffic of the adjacent Coors Blvd Regional Principal Arterial near an intersection with a Major Collector Street, and surrounded to the north, west, and south by mixed- and non-residential uses (e.g., MX-M, NR-BP). The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. A few Agency Comments were received; there were no objections to the proposed ZMA.

Comments offered by ABCWUA, PNM, and Solid Waste may become more important as future site plans are reviewed. Agency Comments begin on p. 33.

Neighborhood/Public

Notification requirements are found in Table 6-1-1 (Summary of Development Review Procedures) of Part 14-16-6 Administration and Enforcement, and are further explained in Part 14-16-6-4(K) Public Notice section. The registered neighborhood associations (NA) that required notification include the Los Volcanes and West Mesa Neighborhood Associations (NAs) and the South West

Alliance of Neighborhoods (SWAN) Coalition. All were emailed as required. Property owners within 100 feet of the subject site were also notified by mail as required (see attachments).

A pre-application neighborhood meeting was requested by the Los Volcanes NA and a public meeting was held by the applicant, Modulus Architects & Land Use Planning on Friday, November 10, 2023 from 3:00 pm to 3:20 pm via Zoom. Questions and comments from the Los Volcanes NA representative regarding the request were addressed during the meeting. There were no unresolved issues or concerns, and at the conclusion of the facilitated meeting, there was no opposition to the request (see attached Neighborhood Meeting Notes).

As of this writing, Staff has not received any comments regarding this request, and is unaware of any opposition.

IV. CONCLUSION

The request is for a Zoning Map Amendment for an approximately 2.0-acre site, legally described as all or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4, located at 611 Coors Blvd NW, and all or a portion of Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision, south of Fortuna Rd and north of Los Volcanes Rd NW (“the subject site”).

The subject site is vacant, with the western parcel zoned NR-BP (Non-residential – Business Park) and the eastern parcel, R-1B (Residential –Single Family Zone District). The applicant is requesting a zone change to MX-M (Mixed-use – Medium Density Zone District) to facilitate future development at the subject site.

The applicant’s policy-based analysis demonstrates that the request would reinforce and strengthen the established character of the surrounding Area of Change along a Regional Principal Arterial. The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would clearly reinforce and strengthen the established character of the area and would not permit development that is significantly different from that character.

The affected neighborhood organizations of Los Volcanes, West Mesa Neighborhood Associations (NAs), and the South West Alliance of Neighborhoods (SWAN) Coalition were notified as required as were all property owners within 100 feet of the subject site. A neighborhood meeting was requested and held November 10, 2023. Staff is unaware of any support or opposition as of this writing.

Staff recommends approval.

FINDINGS – RZ-2023-00045, January 18, 2024 – Zoning Map Amendment

1. The request is for a Zoning Map Amendment for an approximately 2.0-acre site, legally described as All or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4, located at 611 Coors Blvd NW, and all or a portion of Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision, south of Fortuna Rd NW and north of Los Volcanes Rd NW (“the subject site”).
2. The subject site is currently zoned R-1B (Residential - Single Family Zone District) and NR-BP (Non-residential – Business Park). Both parcels are vacant and not being used.
3. The applicant is requesting a zone change to MX-M (Mixed-Use –Medium Intensity Zone District) for both parcels to maintain cohesive zoning for future development.
4. The western parcel (Tract Q-3 Plat of Atrisco Business Park, Unit 4) of the subject site is in an Area of Change reflective of the NR-BP zoning, while the smaller, eastern parcel (Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision) is in an Area of Consistency generally conforming to R-1B zoning intent as designated by the Comprehensive Plan. The subject site is also located within the Coors Boulevard Character Protection Overlay (CPO-2) and immediately adjacent to the Coors Blvd Major Transit Corridor; it is not located within a Center.
5. The Albuquerque Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following Goals and Policies from Comprehensive Plan Chapter 4-Community Identity:

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

The request will enhance, protect, and preserve the distinct community of the Atrisco Business Park in the Atrisco Park Community, because the zone change will allow complementary uses within a business park. A single-family residential use would not be appropriate at this location based on its small size, adjacency to a busy a Regional Principal Arterial, the zoning of surrounding parcels, and the general community structure. The request furthers Goal 4.1-Character.

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

This request protects the identity and cohesiveness of the Atrisco Business Park and nearby neighborhoods by ensuring the appropriate scale, location of development, and mix of uses because the proposed zone change will maintain consistent mixed-use and non-residential permissive uses at this location. Future development would be required to follow the Atrisco Business Park Master Development Plan and Atrisco Business Park Design Guidelines, as well as the MX-M zone district design standards, ensuring appropriate building design that is consistent with the adjacent MX-M zoning. At this time the small (ca. 0.25 ac), R-1B zoned parcel does not ensure appropriately scaled development or cohesiveness with the surrounding area. The zone change will help ensure that the character, scale, and mix of uses are appropriate

for a Major Transit Corridor and the Atrisco Business Park. This request furthers Policy 4.1.2- Identity and Design.

7. The request furthers the following Goals and Policies from Comprehensive Plan Chapter 5- Land Use:

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

The subject site abuts Coors Boulevard NW, a Major Transit Corridor. The request, especially as related to the rezoning of the R-1B parcel to MX-M, allows higher-density and intensity uses focused more in-line with an employment center and adjacent transportation network. The request could encourage mixed-use development and expand allowable uses of the narrow, triangular parcel designated single family development which lies just south of the intersection of the Major Collector Street of Fortuna Rd NW and Coors Blvd, an area where denser development is preferred. The request can reinforce or enhance the existing mixed-use character of the immediate Business Park area as well as continue to provide a mix of services along a transit corridor. The request furthers Goal 5.1- Centers and Corridors.

B. Sub-policy 5.1.1(f): Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The subject site is adjacent to a Major Transit Corridor and mostly surrounded by medium to high density commercial and industrial development. The allowable uses under the proposed zoning would better serve the area and Atrisco Business Park. The MX-M zone would not only allow for medium-density commercial and industrial uses commensurate with adjacent uses, but bar detached single-family housing along the Coors Blvd Major Transit Corridor. The request furthers Subpolicy 5.1.1(f).

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

The allowable uses under the MX-M zone would help direct more intense growth along the Coors Boulevard Major Transit Corridor. The MX-M design standards, similar to the existing and adjacent NR-BP zone district, would also help maintain the appropriate density and scale of development at the subject site. Furthermore, Part of the subject site is \ located within an Area of Change where more intense development should be directed. The Comprehensive Plan intends to make Areas of Change the focus of new, urban-scale development that would be possible under the MX-M zone. The request furthers Policy 5.1.2- Development Areas.

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

This request will allow a mixture of uses that are conveniently accessible from surrounding neighborhoods and that will contribute to the health and sustainability of the Atrisco Business Park. It would allow for mixed-use development consistent with surrounding properties that could increase density and allow a diversity of employment opportunities easily accessible by walking, biking, public transit, and motor vehicle. This request generally furthers Policy 5.2.1- Land Uses.

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- E. Sub-Policy 5.2.1(a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

This request will encourage development that could bring future goods, services, and amenities within driving, walking and biking distance of neighborhoods and promotes good access for all residents. The subject site is near the easily accessible Fortuna Rd NW and Coors Blvd NW intersection that is accessible by walking and biking in addition to multi-modal transportation options. This request generally furthers Sub-policy 5.2.1(a).

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

This request could encourage a more productive use of vacant lots and under-utilized lots within the city, because the subject site is currently undeveloped and vacant. A consolidated MX-M zone district will help facilitate future development. This request furthers Sub-policy 5.2.1 (n).

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

The request would promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. It would support the public good by using existing infrastructure and public facilities, rather than having to develop infrastructure and facilities where they do not exist. The request furthers Goal 5.3- Efficient Development Patterns.

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

Corridors have been generally identified as appropriate areas for new growth that include a mix of uses and transportation connections within walking distance. Also, instead of growing at the City edges, infill within Areas of Change and Consistency are conceived to be protected by policies to only allow development compatible in scale and character with the surrounding area. The subject site is located in an area with existing infrastructure and public facilities with surrounding properties already developed with a mix of uses. The development of the subject site would support infill growth with existing infrastructure. The request furthers Policy 5.3.1- Infill Development.

- I. 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 request could facilitate job growth west of the Rio Grande. The subject site is located within the Atrisco Business Park Master Development Plan, which was identified as one of three major Employment Centers in the now-repealed West Side Strategic Plan. This Employment Center was envisioned as a full-service business park that would become a major Employment Center for both the Southwest and Northwest Mesas. The request would allow for higher-density discouraging single-family housing near areas with the potential for concentrated employment, such as the intersection of Coors Corridor with the Collector Street, Fortuna Rd NW. The request generally furthers Goal 5.4- Jobs-Housing Balance.

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

The western portion of the subject site is within an Area of Change as designated by the Comprehensive Plan. The request would encourage and direct mixed uses of medium-density growth to this area where it is expected and desired, as well as ensure development reinforces the character and intensity of adjacent areas. The furthers Goal 5.6- City Development Areas.

- K. Sub-policy 5.6.2(b): Encourage development that expands employment opportunities.

This request could encourage development that expands employment opportunities because the rezoning of the entire subject site to MX-M zoning would allow a variety of commercial uses that would otherwise not be available at this location. There are generally no long-term employment opportunities within an R-1B zone district. This request partially furthers Sub-policy 5.6.2(b).

- L. Sub-policy 5.6.3(b): Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The requested MX-M zoning would ensure that any future development reinforces the scale, intensity, and setbacks of the immediately surrounding context as the request unifies zoning west of Coors Blvd in the Atrisco Business Park. Future development would generally have the same site standards, setback, and building height restrictions as the surrounding developments. The intensity of the proposed development would also be in line with the surrounding area properties and would allow a desired density along a Major Transit Corridor and near the intersection of a Major Transit Corridor and Major Collector Street (Fortuna Rd NW). This request furthers Sub-policy 5.6.3(b).

8. The request furthers the following Goals and Policies from Comprehensive Plan Chapter 7- Urban Design:

- A. Policy 7.1.2- Development Form: Prioritize elements of development form for each Center and Corridor.

The request furthers development of the adjacent Coors Blvd Major Transit Corridor because MX-M allows for increased density and allowable uses that maintain similar setbacks, follow employment center land use initiatives, and facilitate multi-modal transportation options and connectivity (e.g., walking, biking, and transit-supportive development) as well as direct building access from Coors Blvd. The request furthers Policy 7.1.2- Development Form.

9. The request furthers the following Goals and Policies from Comprehensive Plan Chapter 8- Economic Development:

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

Although the subject site is not a large parcel, this request could help consolidate places of business that encourage diverse economic development efforts within the designated Atrisco Business Park. The request could also increase neighborhood access to jobs gained through infill as well as offer employment along a transit corridor, all of which encourage business and talent to stay and thrive in the area. The request generally furthers Goal 8.1 – Placemaking.

10. 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: The applicant's policy-based response (see attached project letter provided by applicant) satisfactorily demonstrates that the request furthers a preponderance of applicable Goals and Policies (i.e., Character, Identity and Design, Land Uses Efficient Development Patterns, City Development, and Placemaking) and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.
- B. Criterion B: The subject site is located partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended). Namely, the eastern parcel of the subject area (Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision) is located wholly within an Area of Consistency, reflective of the existing residential zoning (R-1B). The applicant's response has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Atrisco Business Park and would not permit development that is significantly different from that character.

Furthermore, the applicant has demonstrated that the existing zoning is inappropriate because there has been a significant change in neighborhood or community conditions affecting the site that justifies this request. Specifically, the subject site now sits to the west of and adjacent to the Coors Blvd Major Transit Corridor, a high-traffic, six-lane, Regional Principal Arterial roadway, which is uncondusive to activities associated with a single-family residential zone. Also, the small (ca. 0.25 ac) and narrow form of subject site's eastern parcel is currently a spot zone within the Atrisco Business Park and may be too oddly shaped to meet development standards for residential construction. The applicant provided additional justification that a different zone district is more advantageous to the community (as articulated by the ABC Comp Plan, as amended) due to current patterns of land use, development density and intensity, connectivity, and traffic patterns.

- C. Criterion C: The subject site is partially located within an Area of Change; namely, the western parcel, Tract Q-3 Plat of Atrisco Business Park, Unit 4, is located entirely within an Area of Change. The applicant has shown that although the existing NR-BP zoning is not inappropriate, Requirement 3 is met because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan as amended. The new zone would continue to reinforce or strengthen the established character of the surrounding Area of Change and would not permit development that is significantly different from that character, and could in fact, better compliment and serve nearby neighborhoods.
- D. Criterion D: The applicant compared allowable uses in the existing NR-BP and R-1D zone districts to the proposed MX-M zone district. The key differences between the NR-BP and MX-M are that MX-M is more restrictive of commercial and industrial allowable uses and more permissive in regards to residential and accessory uses. The key difference between the R-1B and the MX-M zone districts is that permissible land uses change from a residential focus to commercial and light industrial activities.

Properties to the north are zoned MX-M, and properties to the west and south are zoned NR-BP, therefore, the requested zoning does not include permissive uses that would be any more

harmful to adjacent property, the neighborhood, or the community than currently existing allowable uses. Any existing adjacent residential use (e.g., R-1B) is separated from the subject site by a busy, six-lane Regional Principal Arterial. Adding non-residential uses—the primary difference between existing and proposed zoning—to a site where they or more intense uses have been allowed continuously for many years is generally not considered harmful. All future development under the MX-M zone would be subject to applicable Atrisco Business Park Master Development Plan development standards, Coors Boulevard Character Protection Overlay (CPO-2), IDO Use-specific Standards, and DPM standards that should mitigate potential harmful effects and serve to protect and preserve the identity of the surrounding properties from impacts of uses that could potentially be considered harmful. For example, uses such as a light vehicle repair would require compliance with the controlling Master Development Plan, and where silent, IDO requirements pursuant to 14-16-4-3(D)(19).

- E. Criterion E: The subject site is an infill site that is adequately served by the existing infrastructure (Requirement 1) and can make efficient use of existing community amenities and infrastructure while facilitating the development of the subject site.
 - F. Criterion F: Although the subject site is located on a major roadway. The justification is not entirely based on location, but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in the above policy narrative which would allow both parcels comprising the subject site to have consistent internal zoning (MX-M) for more cohesive development.
 - G. Criterion G: The request is not based completely or predominantly on the cost of land or economic consideration but to facilitate the development of the subject site that has disparate and incongruous zoning. The applicant has adequately demonstrated that the request furthers applicable Comprehensive Plan Goals and Policies as well as clearly reinforces the established character of the area. The zone change is more advantageous to the community than the existing zoning.
 - H. Criterion H: The request will not result in a spot or strip zone because it will not apply a different zone to one small area or one premise. In fact, this request eliminates the incongruous, single-family residential zoning (R-1B) that comprises the eastern portion of the subject site. Maintaining the R-1B zoning would subject the property to unsuitable single-family residential development next to heavy traffic of the adjacent Coors Blvd Regional Principal Arterial near an intersection with a Major Collector Street, and surrounded to the north, west, and south by mixed- and non-residential uses (e.g., MX-M, NR-BP).
10. The applicant’s policy-based response demonstrates that the request furthers a preponderance of applicable Goals and Policies (i.e., Character, Identity and Design, Land Uses, Desired Growth, Complete Communities, Efficient Development Patterns, Infill Development, Jobs-Housing Balance, City Development, Placemaking, Diverse Places, and Density) and does not present significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City’s health, safety, and general welfare.
11. The applicant notified the Los Volcanes Neighborhood Association (NA), West Mesa NA, and the South West Alliance of Neighborhoods (SWAN) Coalition as required. Property owners within 100 feet of the subject site were also notified as required. Los Volcanes NA requested a neighborhood meeting within the 15-day period.

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12. A meeting facilitated by the applicant was held on Friday, November 10, 2023 from 3:00 pm to 3:20 pm via Zoom. Questions and comments from the Los Volcanes NA representative regarding the request were addressed during the meeting. There were no unresolved issues or concerns, and at the conclusion of the facilitated meeting, there was no opposition to the request (see attached Neighborhood Meeting Notes).

 13. As of this writing, Staff has received no letters or comments expressing support or opposition.

RECOMMENDATION - RZ-2023-000045, January 18, 2023

APPROVAL of Project #: 2023-009655, Case #: RZ-2023-00045, a zone change from NR-BP and R-1D to MX-M, for an approximately 2.0-acre site, legally described as all or a portion of all or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4, located at 611 Coors Blvd NW, and all or a portion of Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision, south of Fortuna Rd and north of Los Volcanes Rd NW (“the subject site”) based on the preceding Findings.

Catherine Heyne

Catherine Heyne, Planner

Notice of Decision CC list:

Los Volcanes NA- Doug Cooper, douglascooper@hotmail.com

Los Volcanes NA- Ted Trujillo, nedcarla@live.com

West Mesa NA- Michael Quintana, westmesa63@gmail.com

West Mesa NA- Dee Silva, ddee4329@aol.com

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

South West Alliance of Neighborhoods (SWAN Coalition)- Jerry Gallegos,
jgallegoswccd@gmail.com

Legal, dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

Metropolitan Redevelopment

Transportation Development Review Services

Transportation has no objection to the zoning map amendment for this item.

CITY ENGINEER

Hydrology

Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

Should the Zone Map Amendment be approved, a site plan of the project will have to be approved for access by the Solid Waste Department. The site plan can be sent to hgallegos@cabq.gov for review. Minimum requirements for trash enclosures can be found using the following link: cabq.gov/solidwaste/documents/enclosurespecificationswordsfont14.pdf

TRANSIT DEPARTMENT

ABQ RIDE

This site is served by transit Route 155, within a 5-minute walk of a bus stop. The site is a 20-minute walk to routes 66, 766, and 777 on Central Avenue.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. No adverse comment to proposed zone change.
2. A Request for Availability will be needed to commit conditions of water and wastewater service for new development.
 - a. Please make requests for Availability at the following link: <https://www.abcwua.org/info-for-builders-availability-statements/>

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the zone change.

COUNTY OF BERNALILLO

No adverse comment. No nearby BC roads or intersections.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM COMPANY

PNM facilities and/or easements along the Coors Blvd frontage of the site.

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

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

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

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

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

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

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

PHOTOGRAPHS

Existing Conditions

Figure 1: Overview of subject site, view to south-southwest.



Figure 2: View to the north from subject site's southern boundary; Coors Blvd NW in photo right.



Figure 3: Overview of the subject site looking east towards Coors Blvd NW.



Figure 4: Subject site overview looking south; Coors Blvd NW in photo center left.



Figure 5: Subject site overview looking west.



ZONING

For specifics of the NR-BP zone, please refer to IDO Section 14-16-2-5;
for the R1-B Zone District, please refer to IDO Section 14-16-2-3(B);
for the MX-M Zone District, please refer to IDO Section 14-16-2-4(C).

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Coors Investment LLC (property owner)		Phone:
Address: 8400 HELEN HARDIN ST NE		Email:
City: ALBUQUERQUE	State: NM	Zip: 87122
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.		Phone: 505.338.1499 (Ext. 1003)
Address: 8220 San Pedro NE, Suite 520		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: New Mexico	Zip: 87113
Proprietary Interest in Site: Agent	List all owners: Coors Investment LLC	

BRIEF DESCRIPTION OF REQUEST

To rezone all of Lots 1-3 and Westerly Portion, Lots 4 and 5, from R1b to MX-M and lot Q3 from NR-BP to MX-M.

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

Lot or Tract No. Lots 1-3 and Westerly Portion, Lots 4 and 5, and Tract Q-3	Block: L	Unit:
Subdivision/Addition: Northern Heights Subdivision & ATRISCO BUSINESS PARK UNIT 4	MRGCD Map No.:	UPC Code: 101005851020740301 & 101005850319840314
Zone Atlas Page(s): J-10-Z	Existing Zoning: R1B NR-BP	Proposed Zoning: MX-M
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): +/- 2 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Coors Blvd NW	Between: Coors Blvd NW	and: Fortuna Rd NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: Regina Okoye	Date: 1/2/2024
Printed Name:	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____

N/A 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: Regina Okoye

Date: 12/7/2023

Printed Name: Regina Okoye

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:





City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Coors Blvd NW Albuquerque, NM

Project Title: Big O Tires Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: J-10-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR PORT LOT 2 NWLY PORT LOT 3 WLY PORT LOT 4 AND WLY PORT LOT 5 BLK L NORTHERN HEIGHTS SUBD CONT 0.2530 AC M/L OR 11,025 SQ FT M/L TRACT Q-3 PLAT OF ATRISCO BUSINESS PARK UNIT 4 (REPLAT OF TRS Q-1R AND LOT 1 ATRISCO BUSINESS PARK UNIT 2) CONT 1.1383 AC M/L OR 49,584 SQ FT M/L

City Address: _____

Proposed newly constructed Big O Tires tire shop with associated parking, landscaping, site work and utilities.

Applicant: Leeds West Property Group Contact: Lance Goeddel

Address: 7450 E Progress Place Greenwood Village, CO

Phone#: 720-573-9393 **Fax#:** _____ **E-mail:** lance.goeddel@leedswest.com

Development Information

Build out/Implementation Year: 2024 **Current/Proposed Zoning:** NR-BP-R1-B/MX-M

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

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

Describe development and Uses:

Proposed newly constructed Big O Tires tire shop with associated parking, site work landscaping and utilities.

Zone Map Amendment from NR-BP (larger lot)/ R-1B (smaller lot) to MX-M for both lots.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 5,910 sq ft

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name Coors Blvd 45 mph

Adjacent Roadway(s) Posted Speed: Street Name Fortuna Rd Posted Speed 25 mph

Street Name Daytona Rd Nw Posted Speed 25 mph

ITE Land Use #848
Tire Store 5,910 Sq Ft
AM peak 14 trips
PM peak 20 trips

* 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: Regional Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Multi-Modal Corridor
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 5579 Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): Bus Route 155 Nearest Transit Stop(s): Bus Stop 155

Is site within 660 feet of Premium Transit?: N/A

Current/Proposed Bicycle Infrastructure: proposed bike lane
(bike lanes, trails) Existing along Coors

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No

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

Notes:

M.P. P.E.

10/24/2023

TRAFFIC ENGINEER

DATE



Submittal

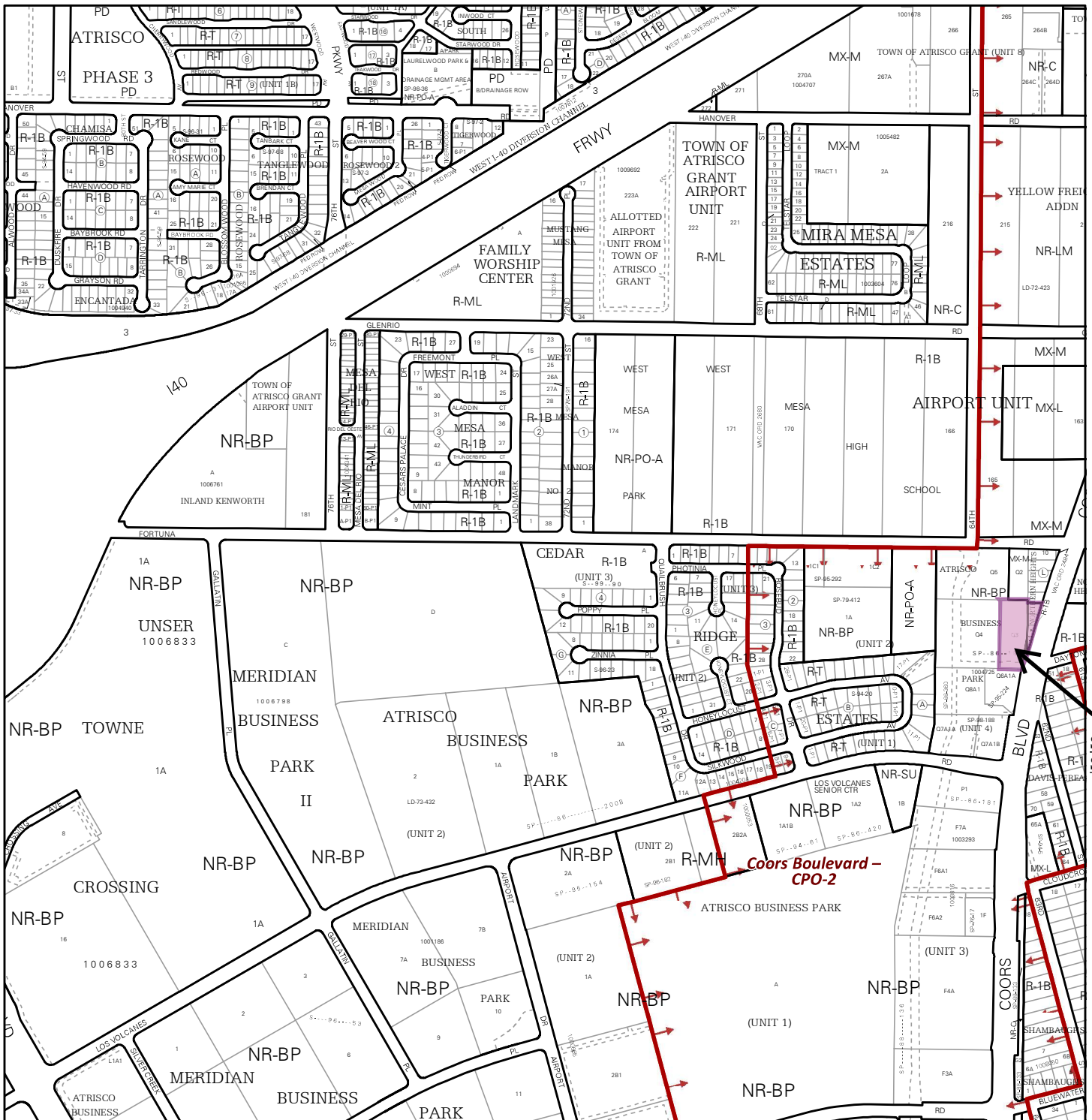
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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.



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


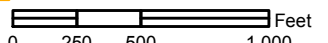


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST – SWC OF COORS
BLVD NW AND FORTUNA RD NW, ALBUQUERQUE NM, 87121**

To Whom It May Concern,

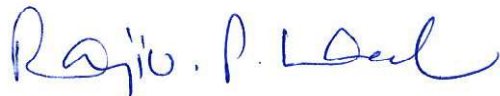
COORS INVESTMENT LLC, hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at SWC of Coors Blvd. NW and Fortuna Rd. NW and legally described as:

TRACT Q-3 PLAT OF ATRISCO BUSINESS PARK UNIT 4 (REPLAT OF TRS Q-1R AND LOT 1 ATRISCO BUSINESS PARK UNIT 2) CONT 1.1383 AC M/L OR 49,584 SQ FT M/L

NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR PORT LOT 2 NWLY PORT LOT 3 WLY PORT LOT 4 AND WLY PORT LOT 5 BLK L NORTHERN HEIGHTS SUBD CONT 0.2530 AC M/L OR 11,025 SQ FT M/L

This authorization is valid until further written notice from COORS INVESTMENT LLC or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,



COORS INVESTMENT LLC
8400 HELEN HARDIN ST NE
ALBUQUERQUE NM 87122

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

January 2, 2024

**RE: ZONE MAP AMENDMENT – EPC
COORS BLVD & FORTUNA RD ALBUQUERQUE, NEW MEXICO 87121**

LEGAL DESCRIPTION:

All or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4 (Replat of Tracks Q-1R and Lot 1, Atrisco Business Park, Unit 2) located at 611 Coors Blvd NW.

All or a portion of Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision.

Dear Mr. Chairman,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Coors Investment LLC, hereafter referred to as the “Property Owner.” The agent is requesting approval of a Zone Map Amendment for the parcels legally described above. The parcel (the “subject site”) is +/- 2 acres in size. The purpose of this letter is to provide the very pertinent background, policy analysis and justification for the proposed Zone Map Amendment request. The site is currently vacant and undeveloped.

Figure 1. Subject Site (Highlighted in Blue)



PROPOSAL

This Zone Map Amendment request seeks to re-zone two separate parcels. The first is Tract Q (+/- 1.1383 acres) and is currently zoned Non-Residential - Business Park Zone District (NR-BP). Hereafter referred to as the “larger lot” for the purpose of this request. The second is all of Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision (+/- 0.2531 acres) and is currently zoned Residential - Single-Family Zone District (R-1B). Hereafter referred to as the “smaller lot” for the purpose of this request. This application intends to rezone the previously listed lots to Mixed-Use-Medium Intensity Zone District (MX-M).

SUBJECT SITE BACKGROUND

The smaller lot is within an area of consistency and the larger lot is within an area of change. The entire subject site is within the boundary of the Coors Blvd Major Transit Corridors and within the Southwest Mesa Community Planning Area. The entire subject site is along an Urban Principal Arterial (Coors Blvd NE), vacant, and within the Coors Boulevard – CPO-2. There are no prior approvals or controlling site plans. Future development will be in line with IDO, DPM and other city regulations.

ZONING

The larger lot is zoned NR-BP (IDO 14- 16-2-5(B)), which was assigned upon adoption of the IDO as a conversion from the former SU-1 zoning. The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. The site and surrounding area has not been developing in a campus-like setting. The site is not tied to a controlling Site Plan.

The smaller lot is zoned R-1 (IDO 14- 16-2-3(B)). The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. This area is not appropriate for the definition of the R-1 zone. Single-family is not appropriate or desired in this location because of how this area has developed on the west side of Coors Blvd. The site is surrounded by mixed uses and commercial zoning designations. There are no single-family zoning or homes abutting the subject site and a residential use/zoning will not be contagious with anything in the immediate area. This is shown in Figure 2 and Figure 3 below.

This request is to change the entire subject site’s zoning to MX-M. Pursuant to IDO Subsection 14-16-2-4(C)(1), the MX-M zone district is intended 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.” The MX-M zone district is more in line with developing the vacant site than the current NR-BP/R-1 zoning and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies (*in italics*) and are furthered by the proposed zone change (**in bold**) noted in the “Policy Analysis” portion of this letter.

PROPOSED USES

The MX-M zone will allow for the facilitation of a light vehicle repair shop (Big-O-Tires). The use is defined as the following within the Integrated Development Ordinance (IDO):

- **Light vehicle repair:** Any facility providing vehicle repair and vehicle service and maintenance of light vehicles. See also Vehicle Definitions for Light Vehicle, Vehicle Repair, and Vehicle Service and Maintenance.
- **Vehicle Repair:** An incidental activity of light vehicle repair use and heavy vehicle and equipment sales, rental, fueling, and repair use that includes vehicle repair beyond vehicle service and maintenance. See Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair, Light Vehicle Repair, and Vehicle Service and Maintenance.
- **Vehicle Service and Maintenance:** An incidental activity of light vehicle repair use; heavy vehicle and equipment sales, rental, fueling, and repair use; and light vehicle sales and rentals that includes services for a vehicle that are part of regular maintenance, including but not limited to battery charging, tire repairs, and oil and fluid changes. See Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair, Light Vehicle Repair, and Vehicle Repair.
- **Light Vehicle:** A vehicle that has a gross vehicle weight rating of less than 10,000 pounds, including but not limited to automobiles, light trucks, sport utility vehicles, vans, boats, recreational vehicles, trailers, motorcycles, mopeds, scooters, and ATVs.

LAND USE CONTEXT

The subject site and surrounding areas are shown below:

Table 1: Surrounding Zoning & Land Use

<u>Site</u>	<u>IDO Zoning</u>	<u>Land Use</u>
Subject Site	NR-BP, R-1B	Vacant
North	NR-BP, MX-M	Vacant, Restaurant
East	MX-L, R-1B	Retail, Religious Institution, Low-density Residential, Vacant
South	NR-BP	Self-storage, Retail, Medical or dental clinic
West	NR-BP, NR-PO-A, R-T	Vacant, Parks and Open Space, Single-family Detached

Figure 4: West View of Entire Subject Sites Undeveloped Land (Smaller lot to Larger Lot Overall View)



POLICY ANALYSIS

6-7(G) ZONING MAP AMENDMENT – EPC

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

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

Response:

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

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

CHAPTER 4: CHARACTER

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

Response:

The request will enhance, protect, and preserve distinct communities because currently, this community has nodes of residential, non-residential and mixed-use zoning destinations. The subject site is in the area of mixed-use and non-residential zoning. For that reason, residential uses, that the smaller lot currently contains, are not appropriate or desired in this specific node. The area is continuing to grow with mixed commercial uses such as a storage facility, restaurant,

retail, medical offices and a park. A single-family residential use would not be desired in this location based on its location, how the community is zoned and based on surrounding developed. The MX-M zoning will be in line with the current community which will further Goal 4.1.

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.

Response:

This request furthers Policy 4.1.2 because the proposed zone change will protect the identity and cohesiveness of the neighborhoods. The MX-M zone district is in line with the area and overlay zone that this site is within. The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance. There zone change will be in line with the definition and will not change the character of the overlay zone because the surrounding area is also MX-M. This request furthers Policy 4.1.2.

CHAPTER 5: LAND USE

POLICY 5.1.10 Major Transit Corridor: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

Response:

This request is consistent with Policy 5.1.10 because the subject site is within Coors Blvd Major Transit Corridor fostering high frequency transit service with pedestrian-oriented development minimizing negative impacts on nearby neighborhoods by providing transitions between development along a Transit Corridor and residential areas. This request furthers Policy 5.1.10.

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

Response:

This request will allow for a mixture of uses that will help create a healthy, sustainable and distinct community while still being in line with the existing conditions. The requested zoning will have newly permissive uses that will be comparable to the immediate surrounding developments. The uses that will become permissive on site will be conveniently accessible from the surrounding neighborhood as there is a main street (Coors Blvd) that abuts the subject site. The main road allows for the site to be accessible to the surrounding neighborhoods. Fortune feeds into the subject sites' main abutting road creating accessibility to the subject site. The MX-M zoning will facilitate development in a form that is scaled appropriate for the neighborhoods because of the IDO dimensional standards that are tied to the zone. The permissive use viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Policy 5.2.1.

POLICY 5.2.1(a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

Response:

This request will encourage development that will bring future services, and amenities within walking and biking distance of neighborhoods to the north, east and west of the subject site and promotes good access for all residents. Any new services, and amenities would be within walking and biking distance of this neighborhood. This request furthers 5.2.1(a).

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

Response:

This request furthers Policy 5.2.1 (n) because the subject site it currently vacant and under-utilized. The approval of this request will allow for future development to emerge in a clear and precise manner. This request will help promote future development of this site under the MX-M zone district. This request furthers Policy 5.2.1 (n).

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

Response:

This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. Both subject sites are abutting existing non-residential developments; therefore, the requested MX-M zone and the newly permissive uses will maximize an efficient, development pattern of commercial uses, supporting the public good. This request furthers Goal 5.3.

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

Response:

This request furthers Policy 5.3.2 by allowing for development in an area where there is existing infrastructure and public facilities (streets, sidewalks, drainage systems, etc.) that will fully support the development. This request furthers Policy 5.3.2.

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

Response:

This request furthers Goal 5.6 because the larger lot is located within an Area of Change. It will direct growth and will ensure that development near an Areas of Consistency (the smaller lot)

reinforces the character and intensity of the surrounding area. This is because both lots under the MX-M zoning designation will be cohesive and will be in line with the zoning designation to the north of the subject site. This amendment will also reinforce the character and intensity of the surrounding area because the provisions that are set in place in both the IDO and the DPM. This request is also less intense than the existing NR-BP zone of the larger lot. Which will further protect the adjacent community.

The proposed zone change and newly permissive uses will encourage growth and future development in an area with adequate infrastructure. The development of this site will provide employment and additional development opportunities in the area. The characteristic of the community is a mixture of uses. This request furthers Goal 5.6.

POLICY 5.6.2 (b): Encourage development that expands employment opportunities.

Response:

This request will encourage development that expands employment opportunities because the development of this site will create jobs within an existing area with a mix uses and community services. The designation of the MX-M zoning will allow for the site to develop, while expanding employment opportunities. The site has stayed undeveloped under the existing zoning designation. This request will allow the uses listed in Table 2 & 3 below to become permissive, allowing for more services in the community and the city as whole. This request furthers Policy 5.6.2(b).

POLICY 5.6.2 (g): Encourage development where adequate infrastructure and community services exist.

Response:

This request will encourage development where adequate infrastructure and community services exist because there are current streets, sidewalks, drainage systems, etc. The development of this vacant site will be a new development project that has all the necessary infrastructure to support the new uses. This request furthers Policy 5.6.2 (g).

Policy 5.6.3 Area of Consistency (b): Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

Response:

This request furthers this Policy 5.6.3(b) because the MX-M zoning is comparable in scale, intensity, and setbacks to the immediately surrounding sites. The abutting property directly north of both subject sites are also zoned MX-M. The future development will have the same height restrictions and setback requirements as the surrounding zonings and developments. The intensity of the proposed development will also be in line with the surrounding area. This request furthers Policy 5.6.3(b).

CHAPTER 8: ECONOMIC DEVELOPMENT

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

Response: This request will help to create places where business and talent will stay and thrive because the MX-M zone will help to facilitate the potential development of a currently vacant lot with the uses listed in Table 2 & 3 below. The development of the subject site will result in investing into the community that can attract more potential businesses to the area that is undeveloped. The re-zoning and future development of this site will allow new and existing businesses to stay and thrive and could provide for more new jobs if this zone change were to be approved. This request furthers Policy 8.1.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development, intensities, densities, uses, and building scales to encourage economic development opportunities.

Response: This request fosters a range of different development intensities and uses to encourage economic development opportunities by expanding commercial, retail, and industrial uses to create more jobs. This request furthers Policy 8.1.1.

As demonstrated in the policy narrative above, the proposed zone change would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

- 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

The smaller lot is the only lot located in an Area of Consistency (as shown in the ABC Comp Plan, as amended). The new zone would clearly reinforce and strengthen the established character of the surrounding area and would not permit development that is significantly different from that character. The IDO and the DPM will add additional layers of protection to allow the site to develop within the identity of the existing community. They will also keep future developments consistent, while protecting the surrounding community. The R-1B zone district is not in line with the surrounding area or the existing developments. The Southwest CPA is characterized by its suburban subdivisions, impressive vistas, and connection to the Western mesa vista, this area is still developing, and its identity and sense of community is still emerging. This community is emerging with mixed uses. The uses surrounding the subject site are emerging with mixed commercial uses. The area is not developing in a residential manner like it is currently zoned. The area is continuing to grow with mixed uses such as a storage facility, restaurant, retail, medical offices and a park. A single-family residential use would not be desired in this location. That is based on its location, how the community is zoned and based on surrounding developed. The MX-M zone district and the permissive uses that come along with the zoning district will be more in line with community.

The existing zoning is inappropriate because it meets criteria (2-3). There has been a significant change in neighborhood or community conditions affecting the site. Currently, this community has nodes of residential, non-residential and mixed-use zoning destinations. The subject site is in the area of mixed-use and non-residential zoning. Residential uses are not appropriate or desired in this specific node. This area is not appropriate for the R-1 zone district. Single-family is not appropriate or desired in this location because of how this area has developed on the west side of Coors Blvd. The site is surrounded by mixed uses and commercial zoning designations. There are no single-family zoning or homes abutting the subject site and a residential use/zoning will not be contagious with anything in the immediate area. This is shown in Figure 2 and Figure 3 above. R-1B is also unsuitable because the amount of traffic on the surrounding roadways. According to the Mid-Region Council of Governments (MRCOG) 2019 traffic flows, the average annual weekday traffic for Coors is between 42,100-47,000 vehicles. This site is more suitable for moderate to high intense uses, rather than the low intense uses permitted under the R-1 zone district.

A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions, development density/intensity and connectivity as a designation for employment and services.

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

3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including Implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

The larger lot is the only lot located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the “Policy Analysis” section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions, development density/intensity and connectivity as a designation for employment and services.

The larger lot is currently zoned NR-BP. NR-BP is a most intense zone districts and this request will down-zone the site. Which in turn will add additional layers of protection to the community as a whole. Below is “Table 2. Side-by-Side Analysis of Permissive Uses” that shows the new permissive uses that are allowed under the MX-M zone district. The comparison shows how the MX-M zone will be more advantageous to community. There are more harmful permissive uses under the NR-BP zone including: Light Manufacturing, Warehousing, Wholesaling and Distribution Center, and Adult Retail. The listed uses will no longer be permissive under the MX-M zone. Future development of this site will facilitate further development in the area, will use the existing Major Transit Corridor, and will use the existing infrastructure and public amenities within an Area of Change. The MX-M zone protects the community more than the existing NR-BP.

- 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.

Response:

The requested zoning does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community. The permissive uses between the MX-M zoning designation and the NR-BP (larger lot only) zoning designation are similar. MX-M allows for less commercial uses and more residential uses. There are no harmful uses as this is a downzone that allows less intense commercial uses. It will allow for additional uses to become permissive on site but will not be harmful to the community.

Table 2. Side-by-Side Analysis of Newly Permissive Uses for the Larger Lot Only

New Permissive Uses under MX-M Zone	Existing IDO Use Status (NR-BP Zoning)	Specific Use Standards(16-16-4-3)
Dwelling, townhouse	Not Permissive	4-3(B)(6)
Dwelling, live-work	Not Permissive	4-3(B)(7)
Dwelling, multi-family	Not Permissive	4-3(B)(8)
Assisted living facility or nursing home	Not Permissive	No use specific standards associated

Community residential facility, small	Not Permissive	4-3(B)(9)
Community residential facility, large	Not Permissive	4-3(B)(9)
Dormitory	Not Permissive	No use specific standards associated
Group home, small	Not Permissive	4-3(B)(10)
Group home, medium	Not Permissive	4-3(B)(10)
Group home, large	Not Permissive	4-3(B)(10)
Community Center or library	Conditional Primary	4-3(C)(1)
Residential community amenity, indoor	Not Permissive	4-3(D)(11)
Residential community amenity, outdoor	Not Permissive	No use specific standards associated
Art gallery	Not Permissive	4-3(D)(33)
General retail, medium	Conditional Primary	4-3(D)(37)
Grocery store	Not Permissive	4-3(D)(38)

The requested zoning for the larger lot (NR-BP to MX-M) does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community. MX-M allows for additional uses to become permissive on site but will not be harmful to the community as shown in Table 2 above.

The residential zoning of the smaller lot (R-1B) is not appropriate for this area. For discussion, provided below is a side-by-side analysis of the new permissive uses under the MX-M zoning district.

Table 3. Side-by-Side Analysis of Newly Permissive Uses for the Smaller Lot Only

New Permissive Uses under MX-M Zone	Existing IDO Use Status (R-1 Zoning)	Specific Use Standards(16-16-4-3)
Dwelling, townhouse	Not Permissive	4-3(B)(6)
Dwelling, live-work	Not Permissive	4-3(B)(7)
Dwelling, multi-family	Not Permissive	4-3(B)(8)
Assisted living facility or nursing home	Not Permissive	No use specific standards associated
Community residential facility, large	Not Permissive	4-3(B)(9)
Dormitory	Not Permissive	No use specific standards associated
Group home, small	Not Permissive	4-3(B)(10)
Group home, medium	Not Permissive	4-3(B)(10)
Adult or child day care facility	Not Permissive	No use specific standards associated
Elementary or middle school	Conditional Primary	4-3(C)(2)
High School	Conditional Primary	4-3(C)(3)
Hospital	Not Permissive	4-3(C)(4)

Museum	Not Permissive	4-3(C)(5)
Sports field	Not Permissive	No use specific standards associated
University or college	Not Permissive	No use specific standards associated
Vocational school	Not Permissive	No use specific standards associated
Veterinary hospital	Not Permissive	4-3(D)(5)
Other pet services	Not Permissive	No use specific standards associated
Auditorium or theater	Not Permissive	4-3(D)(7)
Bar	Not Permissive	4-3(D)(8)
Catering service	Not Permissive	No use specific standards associated
Health club or gym	Not Permissive	4-3(D)(9)
Mobile food truck court	Not Permissive	4-3(D)(10)
Nigh club	Not Permissive	4-3(D)(8)
Restaurant	Not Permissive	4-3(D)(8)
Tap room or tasting room	Not Permissive	4-3(D)(8)
Other indoor entertainment	Not Permissive	4-3(D)(12)
Hotel or motel	Not Permissive	4-3(D)(15)
Car wash	Not Permissive	4-3(D)(16)
Light vehicle fueling station	Not Permissive	4-3(D)(18)
Light vehicle repair	Not Permissive	4-3(D)(19)
Light vehicle sales and rental	Not Permissive	4-3(D)(20)
Parking lot	Not Permissive	4-3(D)(22)
Parking structure	Not Permissive	4-3(D)(22)
Bank	Not Permissive	4-3(D)(23)
Club or event facility	Not Permissive	4-3(D)(24)
Commercial services	Not Permissive	No use specific standards associated
Medical or dental clinic	Not Permissive	4-3(D)(26)
Mortuary	Not Permissive	No use specific standards associated
Office	Not Permissive	No use specific standards associated
Personal and business services, small	Not Permissive	4-3(D)(27)
Personal and business services, large	Not Permissive	4-3(D)(27)
Research or testing facility	Not Permissive	4-3(D)(28)
Art gallery	Not Permissive	4-3(D)(33)
Bakery goods or confectionery shop	Not Permissive	No use specific standards associated
Cannabis retail	Not Permissive	4-3(D)(35)
Farmers' market	Not Permissive	4-3(D)(36)
General retail, small	Not Permissive	4-3(D)(37)
General retail, medium	Not Permissive	4-3(D)(37)
Grocery store	Not Permissive	4-3(D)(38)
Pawn shop	Not Permissive	4-3(D)(41)
Park-and-ride	Not Permissive	4-3(D)(45)
Transit facility	Not Permissive	4-3(D)(47)

Artisan manufacturing	Not Permissive	4-3(E)(1)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-derived products manufacturing	Not Permissive	4-3(E)(3)
Freestanding	Not Permissive	4-3(E)(12)

The listed uses in the Table 3 above are newly permissive uses for the smaller lot only that are not current permissive uses in the R-1B zone district. There are no permissive uses that could be construed as having possible harmful impacts to abutting properties, the neighborhood, or the community, since the surrounding properties are mixed use zoning and non-residential uses. It is also not harmful because all the stated uses in the table above are already permissive in this area because the site is abutting MX-M and NR-BP zoning designations. The Use-Specific Standards associated with these uses will help mitigate any potential harmful impacts that are unforeseen, though none are expected. The MX-M zone allows for moderate-intensity retail, commercial, industrial and moderated-density residential uses that are less impactful than the surrounding NR-BP zone district.

Even though the newly permissive uses are not considered harmful because both subject sites are surrounded by NR-BP and MX-M zoning. For argument purposes, permissive uses that “could be” construed as having possible harmful effects such as a taproom, bar, nightclub, light vehicle fueling station or cannabis related activities are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. These uses are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The uses that would become permissive that are outlined above will be nonconsequential for the following reasons:

1. Bar/ Taproom or tasting room – These uses will become permissive under the MX-M zone district. The establishment MUST comply with all New Mexico state law requirements. Additional use-specific requirements defined in 4-3(D)(8) limit this use.
2. Night Club - This use will become permissive under the MX-M zone district. The establishment MUST comply with all New Mexico state law requirements including but not limited to any required spacing from other uses of facilities. Additional use-specific requirements defined in 4-3(D)(8) limit the use.
3. Light Vehicle Fueling Station - These uses will become permissive under the MX-M zone district. This use is limited to the amount of access points on certain street classifications. This use requires a Conditional Use Approval if adjacent to any residential use and is prohibited within 330 ft. of a Major Public Open Space. As a result, this use will require a Conditional Use Approval on the subject site because the site is adjacent to a residential zone district, which adds extra safety to the surrounding community. A Conditional Use Approval is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. This use is highly regulated by the Federal EPA as well as State and Local agencies including the New Mexico Air Quality Control Board and the United States Environmental Protection Agency. Additional use-specific requirements defined in 4-3(D)(18) limit this use.
4. Cannabis Retail - This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use is

prohibited within the 330ft of a school or child care facility. The use must be conducted with a fully enclosed building. An odor control plan is required for on-site consumption. An onsite locked vault is required on site. Additional use-specific requirements defined in 4-3(D)(35) limit the use.

5. **Cannabis Cultivation** – This use will become permissive under the MX-M zone district. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. If the site is within the 330ft of a school or child care facility a Conditional Use Approval is required. The use must be conducted with a fully enclosed building. An odor control plan is required. Additional use-specific requirements defined in 4-3(E)(2) limit the use.
6. **Cannabis-derived products manufacturing** - This use will become permissive under the MX-M zone district. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. If the site is within the 330ft of a school or child care facility a Conditional Use Approval is required. The use must be conducted with a fully enclosed building. An odor control plan is required. Additional use-specific requirements defined in 4-3(E)(3) limit the use.

Future development of this property and the proposed uses will have to go through an approval process with the City of Albuquerque to ensure it complies with IDO and the DPM. It will also insure that the uses will comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards. Development on the subject site under the MX-M zone district would be subject to IDO requirements including, the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures.

The Use-Specific Standards and newly permissive uses will not cause any adverse effects on the surrounding community, rather, they will bring life to this vacant site and provide community necessities and employment opportunities. This zone change will be beneficial to the surrounding area.

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet any of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Response:

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but it not limited to water, sewer, roadways, sidewalks, and storm facilities. As a result, the development does not require major or new city service expansion.

However, it is fully understood that development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of future development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Improvements Agreement process with the City of Albuquerque.

- 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.

Response:

The justification provided herein is not based on the property's location along a major street but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The current zoning request is to allow for both subjects' sites to cohesively be zoned MX-M. The MX-M zone designation will further multiple goals and policies of the Comprehensive Plan such as Character, Land Use and Economic Development. It will also serve as an excellent development opportunity and will be in line with the surrounding community. This request will encourage development of the vacant subject site and will add to the commercial services in the community. This location would be a viable place for the future permissive uses to stay, expand, and thrive. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.

While the location of the property is not the main reason for providing justification for commercial zoning, it does provide rationale for why this site is suitable for the proposed MX-M zoning and associated use. Access and connectivity are important considerations for commercial development.

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

Response:

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies of the ABC Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City such as Character, Land Use and Economic Development. The subject site under MX-M will allow for

growth within established corridor, encourage development that broadens service options to meet a range of life events, and support additional growth in areas with existing infrastructure and public facilities. However, the economics associated with the development of the vacant site are and should be important factors to both the applicant and the City. This is because the request, if approved, has the possibility of efficiently upgrading public infrastructure while also upgrading the community as a whole.

- 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:
1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Response:

The zone change does not apply a zone different from surrounding zone districts because to the north of both subject site are existing MX-M zoning designations. The request is in line with the zoning to the north of the subject site.

CONCLUSION

This request is for a Zone Map Amendment (Zone Change) for approximately +/- 2-acre property located in the Southwest Mesa Community Planning Area, in an Area of Change/Area of Consistency, within a Major Transit Corridor (Coors Blvd), and within the Coors Blvd Character Protection Overlay Zone. The current request, if approved, will facilitate future development of a light vehicle repair shop under the MX-M zone district. Future development permissive under the MX-M zone will further multiple Goals and Policies of the ABC Comprehensive Plan and will serve as an excellent development opportunity.

Los Volcanes NA, West Mesa NA, and South West Alliance of Neighborhoods were notified of this request. Los Volcanes NA requested a neighborhood meeting. The meeting was held on 11.10.2023. All questions were addressed within the meeting. All property owners were notified as required. There is no known opposition to this request as of this submittal. The approval of this request for a Zone Map Amendment to the MX-M zone district for the subject property will ensure that this site remains a viable project, primed for development. The development with the proposed uses will upgrade the site for the surrounding community, while bringing in additional commercial services. The future development under the MX-M zone district would be subject to IDO requirements including, the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6), and building design standards (14-16-5-11). This would help ensure appropriate scale and location of development and character of building design. The Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures.

Additionally, future development of this property and the proposed uses will have to go through an approval process with the City of Albuquerque to ensure it complies with IDO and the DPM. It will also ensure that the uses will comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards. This request will not have any negative effects on the surrounding community or its' residents. This request will facilitate the development of a vehicle repair shop.

Sincerely,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NM 87113
Office 505.338.1499 (Ext. 1003)
Email: rokoye@modulusarchitects.com
New Mexico | Texas | Arizona | Colorado | Oklahoma



STAFF INFORMATION

December 27, 2023

TO: Regina Okoye, Modulus Architects & Land Use Planning, Inc.
FROM: Catherine Heyne, Planner
City of Albuquerque Planning Department
TEL: (505) 924-3310; cheyne@cabq.gov
RE: PR-2023-009655 (RZ-2023-00045), Coors-Daytona Zoning Map Amendment (ZMA)

I have completed a first review of the proposed zoning map amendment, and would like to discuss the request and review of the below recommendations. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zone change justification letter pursuant to R270-1980 (one electronic copy),
by **5 pm on January 2, 2024.**

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

1) Introduction:

- A. Although we've done our 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, which should be reflected on the Development Review Application under Site Information (Please correct the Lot information for the eastern lot in the Development Review Application):
 - All or a portion of Tract Q-3 Plat of Atrisco Business Park, Unit 4 (Replat of Tracks Q-1R and Lot 1, Atrisco Business Park, Unit 2) located at 611 Coors Blvd NW.
 - All or a portion of Northwesterly Triangular Portion, Lots 1-3 and Westerly Portion, Lots 4 and 5, Block L, Northern Heights Subdivision.
 - Typically, there is a discrepancy in acreage calculations between the Deeded Assessed and Calculated GIS acreage in the Zoning Advanced Map Viewer. Please calculate the acreage using the larger number then round up to make sure we don't under estimate the calculation. In this case, I suggest using an estimated subject area of **2.0 acres** ($0.2531 + 1.1414 = 1.3945$) so that this site area isn't inadvertently under advertised. Please update this measurement where applicable.
- C. It is my understanding that you submitted a zoning map amendment request to update the existing IDO zoning of two parcels with two different zone designations (NR-BP and R-1B) to MX-M.

- D. A signed Traffic Scoping Form was submitted.
- E. Zone changes must be consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of applicable Goals and Polices in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City.
- F. Is there anything else you'd like to tell us about the request?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for January is on the 18th. Final staff reports will be available about one week prior, on January 11th here:
 - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.
- C. I will email you a copy of any received agency comments on January 3rd. Any comments received by Staff after this date will also be forwarded.

3) Public Involvement – Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign postings.

- A. It appears that the applicant has provided email notice of the application to all eligible Neighborhood Association representatives.
- B. It appears that the applicant has provided notice of the application to all adjacent property owners via registered mail as required by the IDO.
- C. A pre-submittal neighborhood meeting was held 11/10/23.
 - How did this go, in your opinion?
- D. Please forward to us any additional comments you receive to include those in the staff report.
- E. The Sign Posting Agreement was included, but the dates need to be updated to 01/03/2024 to 02/02/2024. Sign posting is required on the subject site at least 15 days prior to and after the 01/18/24 EPC hearing date, not counting that date (e.g., Wednesday, January 3, 2024 to Friday, February 2, 2024). Please update this form.

- We encourage applicants to get the sign up earlier and take a photo at that time to demonstrate this has been done. We recommend submitting these photos with your resubmission or separately before 8 am, Monday, 01/08/2024.

4) Project Letter

A. The project letter is off to a good start and seems to be generally complete, though I recommend revisions to the narrative and responses to specific Criteria. These updates should be included in a revised justification letter. The specifics of these revisions are discussed below:

- Adding consecutive page numbering is helpful.
- Thank you for including subject dividers in the submission.
- The subject site background description needs additional clarification:
 - There are 2 parcels or lots that form the subject site, each needs to be clearly associated with its own zoning and area narrative.
 - Are Figures 2 & 3 needed?
 - Please update Figures 4 and 5 with a more explanatory description.

5) Justification Criteria – Goals & Policies Specific

The justification letter currently contains insufficient responses to Criteria A, B, C, and D. The response to Criteria F, G, and H are generally sufficient but could be strengthened through editing and rewording. Criteria E is generally sufficient. These responses will need to be amended in a revised justification letter based upon the information discussed below:

- A. The task in a zone change justification is to choose applicable Goals as well as Policies from the Comprehensive Plan and demonstrate how the request is relevant to or furthers each applicable Goal and Policy.
1. This request is for a Zoning Map Amendment, not a Site Plan review. Responses should concentrate on how the requested Zone Change is supported by applicable Goals and Policies.
 2. Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - Re-phrasing the requirement itself in the response by tailoring the response to match the wording of the Goal or Policy.
 - Furthering is shown by providing explanations using “because” statements.
 - Choosing only the pertinent option when needed to respond to a requirement.

B. **Criterion A:** Please rework the responses for Criterion A in a revised justification letter. Goal justification statements are missing and Applicant response does not clearly reinforce, strengthen, or tie the Zone Change request to the Goal and/or Policy.

1. Goal and Policy justification should show that the request “clearly facilitates” implementation of the Comprehensive Plan. More specifically, connect and elaborate on the how, why, what, which of the subject site/ zone change to the chosen Goals and Policies.
 - Please take into consideration that the 2 parcels currently have distinct Zoning/ Planning characteristics.
2. Several Goals and Policies included seem to support a Site Plan versus Zoning Map justification (e.g., Policy 4.1.1, Goal 4.3).
3. Do not include the title/description of a Goal or Policy if they are not elaborated upon (e.g., Goal 4.1).
4. Some of the Policy titles and line designations seem repeated or are floating (e.g., POLICY 5.6.2, g), 6-7(G)(3) Review and Decision Criteria, Continued).
5. See Point A of Section 5 (Justification Criteria – Goals & Policies Specific) above.
6. You can look at past ZMA examples here:
 - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

C. **Criterion B:** Please revise and strengthen the narrative to Criterion B in a revised justification letter based on the following information:

1. The response needs to meet two tests for this Criterion: a) demonstrate that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency/Change and b) as chosen, Criterion 3, that the new zone is more advantageous to the community as articulated by the Comp Plan.
2. Remember that the 2 parcels currently have distinct Zoning/Planning characteristics.

D. **Criterion C:** Please re-work the responses to Criterion C, with the following information addressed in a revised justification letter:

1. The response to Criterion C is currently insufficient because each parcel in the request has distinct Zoning/Planning characteristics.

E. **Criterion D:** Please re-work the responses to Criterion D in the revised justification letter, addressing the following information:

1. The response to Criterion D is currently insufficient because it does not adequately discuss potential harm or the mitigation of potential harm through the Use-specific Standards identified within the IDO.

- The revised response should discuss the newly permissive uses in the MX-M zone district and how specific potentially harmful uses that would be made permissive would be mitigated or eliminated. Just a small selection of newly permissive uses include: bar, night club, cannabis related activities, etc.
- A Zone Change allows for all uses within the Zone designation in the future, not just the currently proposed project (light vehicle repair).

2. Tables:

- It might be easier to read a single table that compares and contrasts permissive/ conditional uses for all 3 zones: NR-BP, R-1B, and MX-M. For example, see IDO Table 4-2-1: Allowable Uses. Otherwise, please add a more descriptive titles for Tables 2 and 3; a column for Specific Use Standards is not necessary.
- There is contradiction in the writing, e.g. “There are no harmful uses...allows less harmful commercial uses.” Please be specific.

F. **Criterion E:** The response to Criterion E is generally sufficient.

G. **Criterion F:** This response is generally sufficient, but it could be strengthened by reordering the text or editing the response to read more smoothly.

H. **Criterion G:** The response to Criterion G is generally sufficient. However, please rework the last sentence in this section to remove the run-on construction.

I. **Criterion H:** The response to Criterion H is generally sufficient, but could be strengthened by:

1. This response could also be strengthened using a “because ____” statement in relation to not being a spot or strip zone.
2. This response could be enhanced by removing text that doesn’t directly relate to the question, e.g., clearly facilitates.

NOTIFICATION

Regina Okoye

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Thursday, November 30, 2023 3:23 PM
To: Regina Okoye
Subject: 611 COORS BLVD NW & 99999 COORS BLVD NW (4lots)_Public Notice Inquiry Sheet Submission

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560	
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	
West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW	Albuquerque	NM	87105	5053627737	
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976

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

Please note the following:

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

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

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

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

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

Thank you.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, November 30, 2023 2:56 PM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Regina Okoye
Telephone Number
5052677686
Email Address
ROKOYE@MODULUSARCHITECTS.COM
Company Name
Modulus Architects
Company Address
8220 San Pedro Dr. NE, Suite 520
City
Albuquerque
State
NM
ZIP
87113

Legal description of the subject site for this project:
UPC: 101005850319840314
Owner: COORS INVESTMENT LLC
Owner Address: 8400 HELEN HARDIN ST NE ALBUQUERQUE NM 87122
Situs Address: COORS BLVD NW ALBUQUERQUE NM 87121

Legal Description: TRACT Q-3 PLAT OF ATRISCO BUSINESS PARK UNIT 4 (REPLAT OF TRS Q-1R AND LOT 1 ATRISCO BUSINESS PARK UNIT 2) CONT 1.1383 AC M/L OR 49,584 SQ FT M/L
Acres: 1.1383
Tax Year: 2023

UPC: 101005851020740301
Owner: COORS INVESTMENT LLC
Owner Address: 8400 HELEN HARDIN ST NE ALBUQUERQUE NM 87122
Situs Address: COORS BLVD NW ALBUQUERQUE NM 87121
Legal Description: NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR PORT LOT 2 NWLY PORT LOT 3 WLY PORT LOT 4 AND WLY PORT LOT 5 BLK L NORTHERN HEIGHTS SUBD CONT 0.2530 AC M/L OR 11,025 SQ FT M/L
Acres: 0.2531
Tax Year: 2023

Physical address of subject site:
611 COORS BLVD NW & 99999 COORS BLVD NW (4lots)

Subject site cross streets:
Coors Blvd NW and Fortuna RD NW

Other subject site identifiers:
This site is located on the following zone atlas page:

J-10-Z

Captcha
x

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

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12.04.2023

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:

Los Volcanes NA, West Mesa NA, South West Alliance of Neighborhoods
Neighborhood Association (NA)*: (SWAN Coalition)

Doug Cooper, Ted Trujillo, Michael Quintana, Dee Silva, Luis Hernandez Jr.
Name of NA Representative*: Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: douglascooper@hotmail.com, nedcarla@live.com
westmesa63@gmail.com, ddee4329@aol.com
luis@wccd.org, jgallegoswccd@gmail.com

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

1. Subject Property Address* 611 COORS BLVD NW & 99999 COORS BLVD NW (4lots)
Location Description SWC of COORS BLVD & FORTUNA RD
2. Property Owner* COORS INVESTMENT LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning, Inc. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: _____

Summary of project/request²:

This Zone Map Amendment request seeks to re-zone the subject property from Non-Residential - Business Park Zone District (NR-BP) & Residential - Single-Family Zone District (R-1B) to Mixed-Use-Medium Intensity Zone District (MX-M).

5. This application will be decided at a public hearing by*:

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

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.]

Date/Time*: January 18, 2024 @8:40am

Location*³: VIA ZOOM - Join Zoom Meeting <https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

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

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

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

1. Zone Atlas Page(s)*⁵ J-10-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*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

a) The agent addressed all questions and concerns pertaining to the application.

b) The agent addressed all questions and concerns pertaining to irrelevant information not associated with the application.

c) ~~The attendee understood the application and doesn't believe it will impact the community and it will allow the business to move in the community. Everything was cleared up and showed for him.~~

d) All questions and comments were addressed in the meeting. There are not additional action items.

e) There are were not issues that arose.

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.]

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 1.3914
 - 2. IDO Zone District NR-BP/R-1
 - 3. Overlay Zone(s) [if applicable] Coors Blvd - Character Protection Overlay Zone (CPO-2)
 - 4. Center or Corridor Area [if applicable] Coors Blvd Major Transit Corridors
- Current Land Use(s) [vacant, if none] Vacant

NOTE: For Zoning Map Amendment – EPC only, 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 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: Los Volcanes NA [Other Neighborhood Associations, if any]

West Mesa NA

South West Alliance of Neoghhorhoods (SWAN Coalition)

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

EXAMPLE LETTER SENT TO ALL PROPERTY OWNERS

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Policy Decisions Mailed to a Property Owner**

Date of Notice*: 12.05.2023

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 611 COORS BLVD NW & 99999 COORS BLVD NW
Location Description SWC of COORS BLVD & FORTUNA RD
2. Property Owner* COORS INVESTMENT LLC
3. Agent/Applicant* [if applicable] COORS INVESTMENT LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: _____

Summary of project/request^{1*}:

This Zone Map Amendment request seeks to re-zone the subject property from Non-Residential - Business Park Zone District (NR-BP) & Residential - Single-Family Zone District (R-1B) to Mixed-Use-Medium Intensity Zone District (MX-M).

5. This application will be decided at a public hearing by*:

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: January 18, 2024 @8:40am

Location*²: VIA ZOOM - Join Zoom Meeting <https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

¹ Attach additional information, as needed to explain the project/request.

² Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found^{*3}:

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

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

1. Zone Atlas Page(s)^{*4} J-10-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^{*}:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- a) The agent addressed all questions and concerns pertaining to the application.
- b) The agent addressed all questions and concerns pertaining to irrelevant information not associated with the application.
- c) ~~The attendee understood the application and doesn't believe it will impact the community and it will allow the business to move in the community. Everything was cleared up and showed for him.~~
- d) All questions and comments were addressed in the meeting. There are not additional action items.
- e) There are were not issues that arose.

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.3914
 2. IDO Zone District NR-BP/R-1
 3. Overlay Zone(s) [if applicable] Coors Blvd - Character Protection Overlay Zone (CPO-2)
 4. Center or Corridor Area [if applicable] Coors Blvd Major Transit Corridors
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: For Zoning Map Amendment – EPC only, 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 hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Zoning Map Amendment- EPC
Decision-making Body:	EPC
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	Coors Blvd NW Albuquerque NM 87121
Name of property owner:	Coors Investment LLC
Name of applicant:	
Date, time, and place of public meeting or hearing, if applicable:	
	January 18, 2024 @8:40am
Address, phone number, or website for additional information:	
	Web address https://cabq.zoom.us/j/2269592859 or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 285
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

Regina Okoye (Applicant signature) 12/5/2023 (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.

City of Albuquerque Property Report



www.cabq.gov/gis

Platted Parcel Address: 611 COORS BLVD NW
Assessor Parcel Address: COORS BLVD NW
Report Date: 10/20/2023

Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

Owner Name: COORS INVESTMENT LLC
Owner Address: 8400 HELEN HARDIN ST NE ALBUQUERQUE NM 87122
Uniform Property Code (UPC): 101005850319840314 **Tax Year:** 2023 **Tax District:** A1A
Legal Description: TRACT Q-3 PLAT OF ATRISCO BUSINESS PARK UNIT 4 (REPLAT OF TRS Q-1R AND LOT 1 ATRISCO BUSINESS PARK UNIT 2) CONT 1.1383 AC M/L OR 49,584 SQ FT M/L
Property Class: V **Document Number:** See Bernalillo County Assessor Record Search Portal **Acres:** 1.1383

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [J-10](#)
IDO Zone District: [NR-BP](#) **IDO District Definition:** Business Park
Land Use: 15 | Vacant **Lot:** Q3 **Block:** 0000 **Subdivision:** ATRISCO BUSINESS PARK UNIT 4

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: Los Volcanes NA

Services

Police Beat: 113 **Area Command:** SOUTHWEST
Residential Trash Pickup and Recycling: Thursday

City Council Districts

City Council District: [1 - Louie Sanchez](#) **Councilor Email:** lesanchez@cabq.gov
Policy Analyst: Brandon MacEachen **Policy Analyst Email:** bmaceachen@cabq.gov **Policy Analyst Phone #:** 505-768-3111

Other Legislative Districts

US Congressional District: 2 - Gabriel Vasquez
County Commission District: 1 - Barbara Baca
NM House Of Representatives: 26 - Eleanor Chavez
NM Senate: 23 - Harold Pope

APS School Service Areas

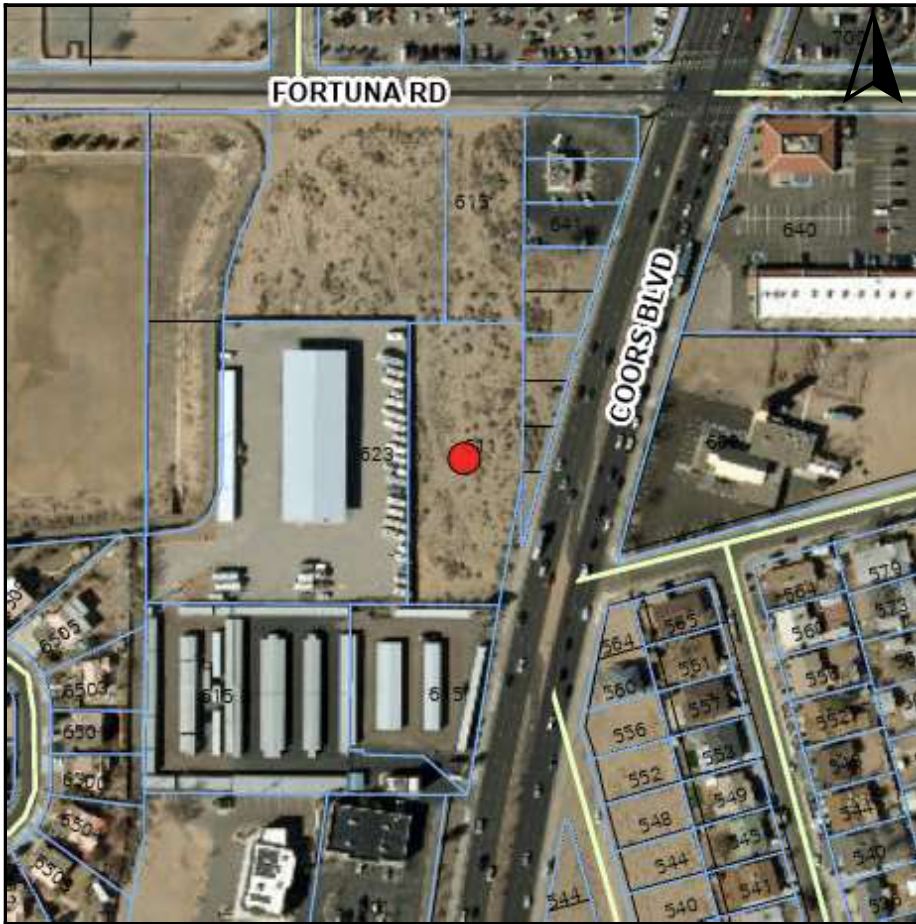
[Albuquerque Public Schools](#)

Elementary School: SUSIE RAYOS MARMON **Middle School:** TRES VOLCANES COM. COLLABORATIVE **High School:** WEST MESA

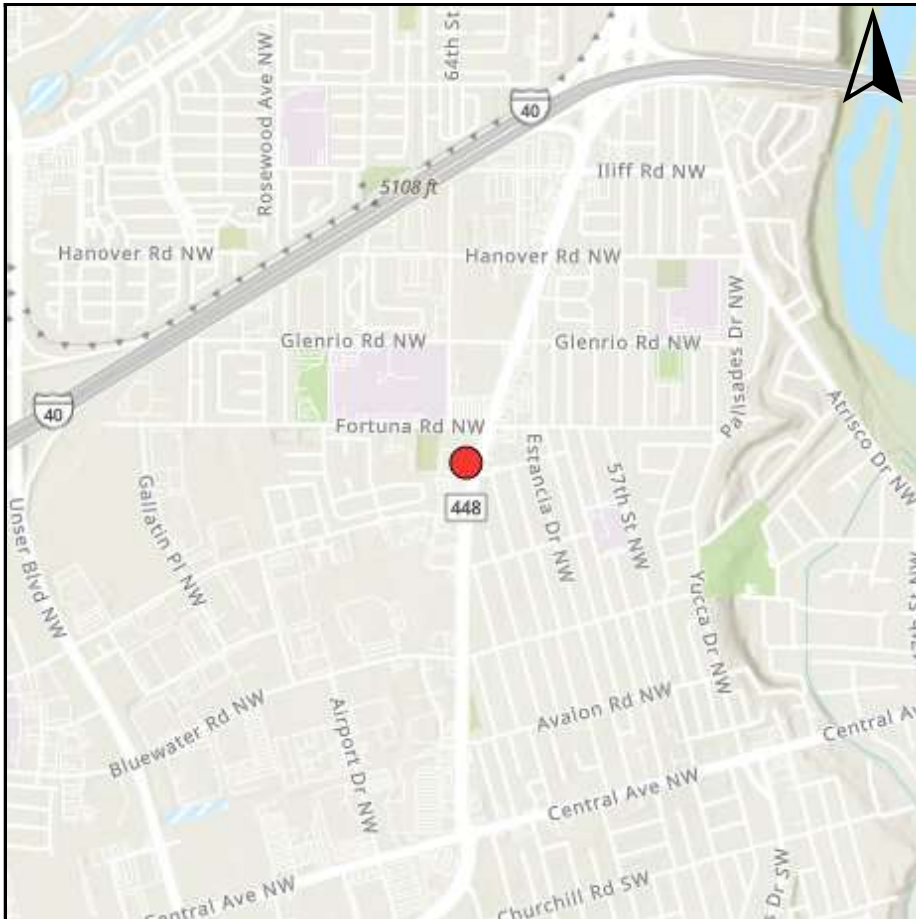
FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)

Property Map



Context Map



City of Albuquerque Property Report



www.cabq.gov/gis

Platted Parcel Address: 99999 COORS BLVD NW
Assessor Parcel Address: COORS BLVD NW
Report Date: 10/20/2023

Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

Owner Name: COORS INVESTMENT LLC
Owner Address: 8400 HELEN HARDIN ST NE ALBUQUERQUE NM 87122
Uniform Property Code (UPC): 101005851020740301 **Tax Year:** 2023 **Tax District:** A1A
Legal Description: NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR PORT LOT 2 NWLY PORT LOT 3 WLY PORT LOT 4 AND WLY PORT LOT 5 BLK L NORTHERN HEIGHTS SUBD CONT 0.2530 AC M/L OR 11,025 SQ FT M/L
Property Class: V **Document Number:** See Bernalillo County Assessor Record Search Portal **Acres:** 0.2531

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [J-10](#)
IDO Zone District: [R-1B](#) **IDO District Definition:** Single-Family (Medium Lot)
Land Use: 15 | Vacant **Lot:** 4 **Block:** L **Subdivision:** NORTHERN HEIGHTS

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: Los Volcanes NA

Services

Police Beat: 113 **Area Command:** SOUTHWEST
Residential Trash Pickup and Recycling: Thursday

City Council Districts

City Council District: [1 - Louie Sanchez](#) **Councilor Email:** lesanchez@cabq.gov
Policy Analyst: Brandon MacEachen **Policy Analyst Email:** bmaceachen@cabq.gov **Policy Analyst Phone #:** 505-768-3111

Other Legislative Districts

US Congressional District: 2 - Gabriel Vasquez
County Commission District: 1 - Barbara Baca
NM House Of Representatives: 26 - Eleanor Chavez
NM Senate: 23 - Harold Pope

APS School Service Areas

[Albuquerque Public Schools](#)

Elementary School: SUSIE RAYOS MARMON **Middle School:** TRES VOLCANES COM. COLLABORATIVE **High School:** WEST MESA

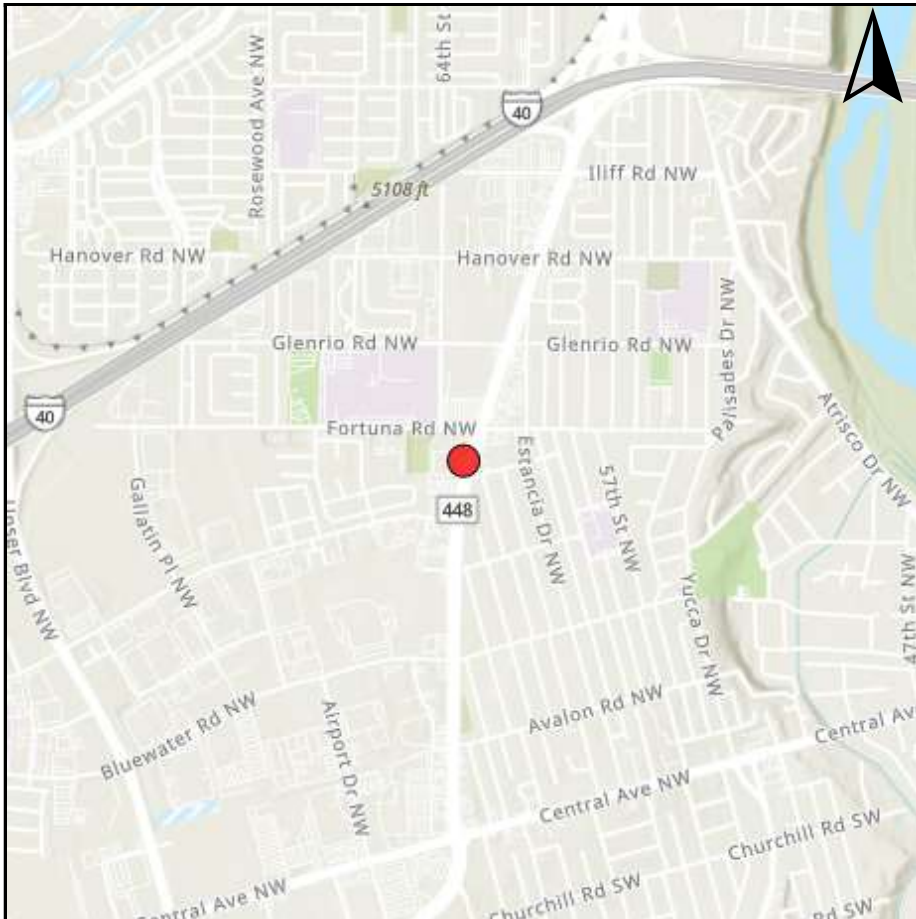
FEMA Flood Zone: X

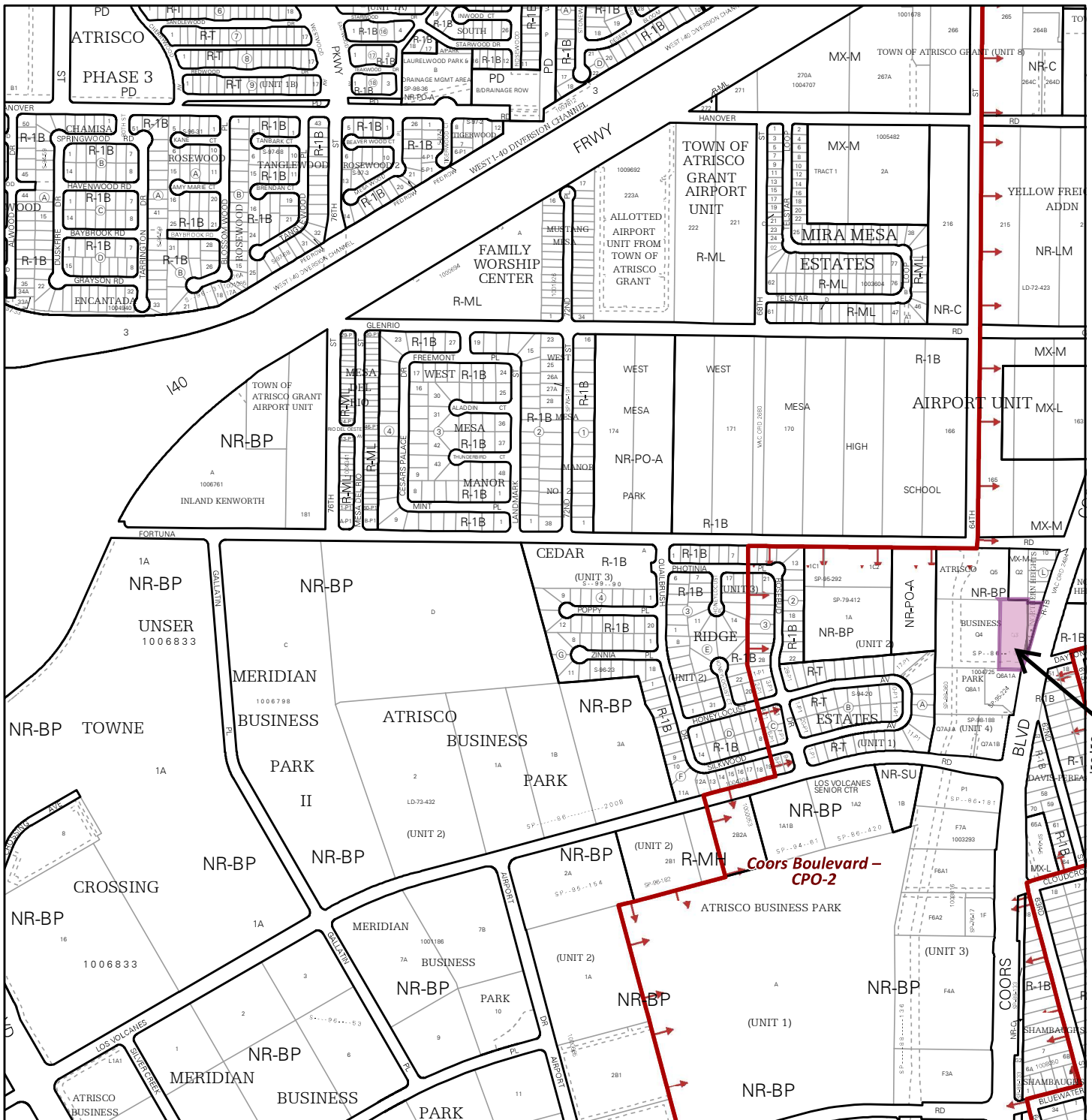
[FEMA Flood Map Service Center](#)

Property Map




Context Map





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

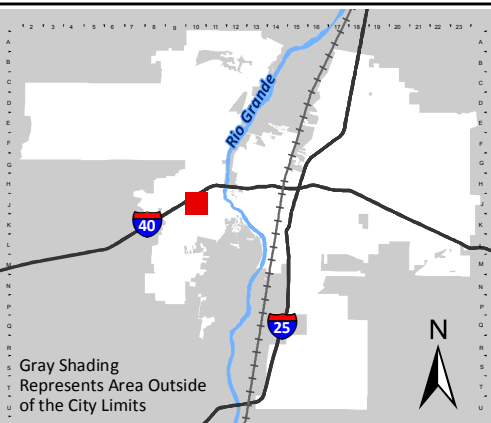
IDO Zone Atlas May 2018



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:
J-10-Z

- Easement
- 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

N

0 250 500 1,000
Feet

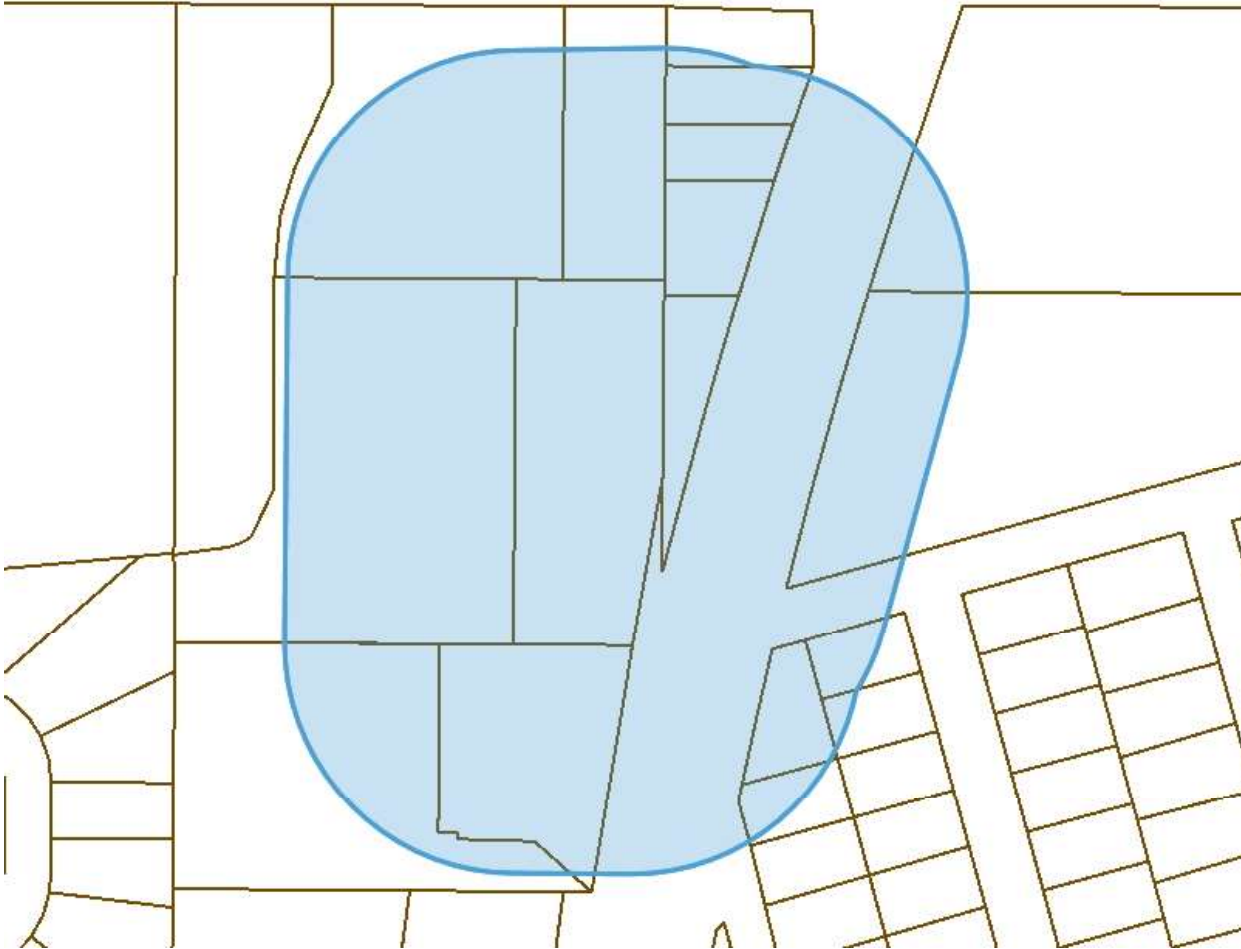


611 COORS BLVD NW



Legend

 Bernalillo County Parcels



Notes

Buffer: 225 Ft.
ROW: Coors Blvd. NW: 125 Ft.

291 0 146 291 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
12/4/2023 © City of Albuquerque

1: 1,748

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

BLAKES LOTABURGER LLC
3205 RICHMOND DR NE
ALBUQUERQUE NM 87107-1922

COORS INVESTMENT LLC
8400 HELEN HARDIN ST NE
ALBUQUERQUE NM 87122

BATTAGLIA JOHN J TRUSTEE BATTAGLIA
RVT & BATTAGLIA KATHLEEN A TR
BATTALIA RVT
5202 VALLE VISTA DR NW
ALBUQUERQUE NM 87120

NORTH COORS SELF STORAGE LLC
5202 VALLE VISTA DR NW
ALBUQUERQUE NM 87120-2417

SUMMER SOLSTICE LLC
8400 HELEN HARDIN ST NE
ALBUQUERQUE NM 87122-2833

RIO GRANDE PRESBYTERIAN CHURCH
PO BOX 66498
ALBUQUERQUE NM 87193-6498

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

YANES LONNIE S
6220 CENTRAL AVE SW
ALBUQUERQUE NM 87105-2037

Los Volcanes NA
Ted Trujillo
6601 Honeylocust Avenue NW
Albuquerque NM 87121

West Mesa NA
Michael Quintana
301 63rd Street NW
Albuquerque NM 87105

Los Volcanes NA
Doug Cooper
6800 Silkwood Avenue NW
Albuquerque NM 87121

K369 LLC
PO BOX AA
MESILLA NM 88046-4627

South West Alliance of Neighborhoods
Jerry Gallegos
5921 Central Avenue NW
Albuquerque NM 87105

PFINGSTEN MARGARET
561 61ST ST NW
ALBUQUERQUE NM 87105

South West Alliance of Neighborhoods
Luis Hernandez Jr.
5921 Central Avenue NW
Albuquerque NM 87105

NIETO GLORIA C
565 61ST ST NW
ALBUQUERQUE NM 87105

West Mesa NA
Dee Silva
313 63rd Street NW
Albuquerque NM 87105

Regina Okoye

From: Regina Okoye
Sent: Monday, December 4, 2023 12:45 PM
To: 'douglascooper@hotmail.com'; 'Ted Trujillo'; 'westmesa63@gmail.com'; 'ddee4329@aol.com'; 'luis@wccdg.org'; 'jgallegoswccdg@gmail.com'
Subject: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association - 611 Coors Blvd NW & 99999 Coors Blvd NW (4 lots)
Attachments: 01 - Emailed-Mailed-Notice-PolicyDecisions-Print&Fill.pdf; 02 - CABQ-Official_public_notice_form (1).pdf; 04 - IDOZoneAtlasPage_J-10-Z.PDF

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 Request: December 4, 2023

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): Los Volcanes NA, West Mesa NA, South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative: Doug Cooper, Ted Trujillo, Michael Quintana, Dee Silva, Luis Hernandez Jr., Jerry Gallegos

Email Address or Mailing Address of NA Representative: douglascooper@hotmail.com; nedcarla@live.com; westmesa63@gmail.com; ddee4329@aol.com; luis@wccdg.org; jgallegoswccdg@gmail.com;

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 611 Coors Blvd NW & 99999 Coors Blvd NW (4 lots)
Location Description: SWC of Coors Blvd & Fortuna Rd
2. Property Owner: Coors Investments LLC
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning, Inc. (agent)
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 Major: Preliminary Plat (**Minor** or Major)
 - Vacation (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Zoning Map Amendment**
 - Other: _____

Summary of project/request: This Zone Map Amendment request seeks to re-zone the subject property from Non-Residential - Business Park Zone District (NR-BP) & Residential - Single-Family Zone District (R-1B) to Mixed-Use-Medium Intensity Zone District (MX-M).

5. This application will be decided at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Landmarks Commission (LC)
Development Hearing Officer (DHO)
Environmental Planning Commission (EPC)
Not applicable (Zoning Map Amendment – EPC only)

Date/Time: January 18, 2024 @8:40am

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

Meeting ID: 226 959 2859

Agenda/Meeting Materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3860.

6. Where more information about the project can be found:
[Regina Okoye with Modulus Architects & Land Use Planning, Inc. \(505\) 338-1499 ext. 1003](#)

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

1. Zone Atlas Page(s): J-10-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 will be requested for this project:
Deviation(s)
Variance(s)
Waiver(s)
N/A

Explanation: N/A

4. Pre-submittal Neighborhood Meeting: Yes
Summary of Pre-Submittal Neighborhood Meeting, if one occurred:
a) The agent addressed all questions and concerns pertaining to the application.
b) The agent addressed all questions and concerns pertaining to irrelevant information not associated with the application.
c) The attendee understood the application and doesn't believe it will impact the community and it will allow the business to move in the community. Everything was cleared up and showed for him.
d) All questions and comments were addressed in the meeting. There are not additional action items.
e) There are were not issues that arose.
5. For Site Plan Applications only, attach site plan showing, at a minimum: N/A
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development:
Total gross floor area of proposed project
Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 1.3914 Acres
 - b. IDO Zone District: NR-BP/R-1
 - c. Overlay Zone(s): Coors Blvd Major Transit Corridors
 - d. Center or Corridor Area: Coors Blvd Major Transit Corridors
2. Current Land Use(s) [vacant, if none]: Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. 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://tinycloud.com/IDOzoningmap>

cc: Los Volcanes NA
West Mesa NA
South West Alliance of Neighborhoods (SWAN Coalition)

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

8220 SAN PEDRO DR. NE, SUITE 520

ALBUQUERQUE, NM 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma



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Certified Mail Fee	\$4.35
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



12/06/2023

Sent To E369 LLC
Street and Apt. No., or PO Box No. PO BOX AA
City, State, ZIP+4® MESILLA, NM 88046

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



12/06/2023

Sent To Margaret Pfingstein
Street and Apt. No., or PO Box No. Stel 44 St NW
City, State, ZIP+4® Albq, NM 87105

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



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Sent To Rio Grande Pres Church
Street and Apt. No., or PO Box No. PO BOX 14198
City, State, ZIP+4® Albq, NM 87193

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



12/06/2023

Sent To SWAN - Luis Hernandez JS
Street and Apt. No., or PO Box No. 5921 Central Ave NW
City, State, ZIP+4® Albq, NM 87105

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



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Sent To Lonnie Yanes
Street and Apt. No., or PO Box No. 6220 Central Ave SW
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



12/06/2023

Sent To Pours Investment Trust
Street and Apt. No., or PO Box No. 5400 Helen Hardin NE
City, State, ZIP+4® Albq, NM 87122

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Extra Services & Fees (check box, add fees as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



Sent To West mesa WA - Dee Silver
Street and Apt. No., or PO Box No. 313 63rd St NW
City, State, ZIP+4® Abq, NM 87105

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\$	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



Sent To Los Volcanes WA - Doug Cooper
Street and Apt. No., or PO Box No. 1800 Silkwood Ave NW
City, State, ZIP+4® Abq, NM 87121

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



Sent To West mesa WA - Michael Quintana
Street and Apt. No., or PO Box No. 301 163rd St NW
City, State, ZIP+4® Abq, NM 87105

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
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Sent To SWAN - Jerry Gallegos
Street and Apt. No., or PO Box No. 5921 Central Ave NW
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



Sent To Gloria Nieto
Street and Apt. No., or PO Box No. 505 West St NW
City, State, ZIP+4® Abq, NM 87105

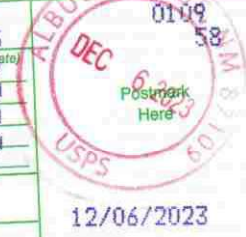
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80



Sent To Los Volcanes - Ted Trujillo
Street and Apt. No., or PO Box No. 1001 Honey Locust Ave NW
City, State, ZIP+4® Abq, NM 87121

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80

0109 58
Postmark Here
ALBUQUERQUE, NM 87109
DEC 6 2023
12/06/2023

Sent To *North Coors Self Storage*
Street and Apt. No., or PO Box No. *5202 Valle Vista Dr NW*
City, State, ZIP+4® *Albu, NM 87120*

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Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80

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Postmark Here
ALBUQUERQUE, NM 87109
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Sent To *Summa Solstice LLC*
Street and Apt. No., or PO Box No. *4900 Helen Harding St NE*
City, State, ZIP+4® *Albu, NM 87122*

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Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80

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Postmark Here
ALBUQUERQUE, NM 87109
DEC 6 2023
12/06/2023

Sent To *Battaglia John J RUT Battaglia Yvonne*
Street and Apt. No., or PO Box No. *5202 Valle Vista Dr NW*
City, State, ZIP+4® *Albu, NM 87120*

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Albuquerque, NM 87110

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80

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Postmark Here
ALBUQUERQUE, NM 87109
DEC 6 2023
12/06/2023

Sent To *Greater Albu Habitat For Humanity*
Street and Apt. No., or PO Box No. *4900 Mendota Blvd NE*
City, State, ZIP+4® *Albu, NM 87110*

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Albuquerque, NM 87107

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.90
Total Postage and Fees	\$8.80

0109 58
Postmark Here
ALBUQUERQUE, NM 87109
DEC 6 2023
12/06/2023

Sent To *Bruce Lohman 110*

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 1/3/2024 To 2/2/2024

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Regina Okaya
(Applicant or Agent)

1/2/2023
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2023-009655 /RZ-2023-00045

Regina Okoye PL

Digitally signed by Regina Okoye
DN: O="Modulus Architects & Land Use Planning, Inc. ", CN="Regina Okoye", E=rokoye@modulusarchitects.com
Reason: I am the author of this document
Location:
Date: 2024.01.03 13:36:13-07'00'
Foxit PDF Reader
Version: 2023.3.0

Facing Coors

REQUEST

Zone Map Amendment to rezone all of lots 1-3 and westerly portion Lots 4 and 5 from R-1-B to MX-M and Lot Q3 from NR-BP to MX-M located at SWC of Coors Blvd & Forting / off Coors Blvd NW *
Property owner: Coors Investment LLC
Site acreage (± acres)

Join Zoom Meeting
https://us02.zoom.us/j/985088888
Meeting ID: 985 088 888

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on January 18, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from 01/03/2024 to 02/10/2024 by Coors Investment LLC (applicant) / Modulus Architects (agent) 505-338-1499 (ext.1003) applicant agent phone

REFER TO FILE# PR-2023-009655/RZ-2023-00045

It is illegal for an unauthorized person to remove or tamper with this sign

Regina Okoye

Facing Coors

Digitally signed by Regina Okoye
DN: O="Modulus Architects & Land Use
Planning, Inc. ", CN="Regina Okoye ",
E=rokoye@modulusarchitects.com
Reason: I am the author of this document
Location:
Date: 2024.01.03 13:36:52-07'00'
Foxit PDF Reader Version: 2023.3.0



REQUEST

FOR A PERMIT TO CONDUCT A SURVEY OF THE PROPERTY OF THE CITY OF DENVER, COLORADO, FOR THE PURPOSE OF DETERMINING THE LOCATION OF THE PROPERTY LINES AND THE LOCATION OF THE PROPERTY INTERESTS OF THE CITY OF DENVER, COLORADO, IN THE AREA OF THE PROPERTY OF THE CITY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

SECTION 10, TOWNSHIP 10N, RANGE 10W, COUNTY OF DENVER, COLORADO

THE SURVEY IS BEING CONDUCTED BY THE CITY OF DENVER, COLORADO, AND THE SURVEYOR IS REQUESTING THAT YOU ALLOW ACCESS TO THE PROPERTY FOR THE PURPOSE OF CONDUCTING THE SURVEY.

IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE CONTACT THE CITY OF DENVER, COLORADO, AT (303) 733-3000.

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Friday, October 20, 2023 11:32 AM
To: Ashley Pritchett
Subject: Coors Blvd and Daytona RD NW Neighborhood Meeting Inquiry Sheet Submission

Attachments: [IDOZoneAtlasPage_J-10-Z.pdf](#)

Follow Up Flag: Follow up
Flag Status: Flagged

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com
West Mesa NA	Michael	Quintana	westmesa63@gmail.com
West Mesa NA	Dee	Silva	ddee4329@aol.com
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccd.org
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.

- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

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

Thank you.



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

dcarmona@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 <webmaster@cabq.gov>
Sent: Thursday, October 19, 2023 3:09 PM
To: Office of Neighborhood Coordination <apritchett@ceieng.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Ashley Pritchett

Telephone Number

972-488-3737

Email Address

apritchett@ceieng.com

Company Name

CEI Engineering Associates, Inc

Company Address

3030 LBJ Freeway Suite 920

City

Dallas

State

TX

ZIP

75234

Legal description of the subject site for this project:

NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR PORT LOT 2 NWLY PORT LOT 3 WLY PORT LOT 4 AND WLY PORT LOT 5 BLK L NORTHERN HEIGHTS SUBD CONT 0.2530 AC M/L OR 11,025 SQ FT M/L. TRACT Q-3 PLAT OF ATRISCO BUSINESS PARK UNIT 4 (REPLAT OF TRS Q-1R AND LOT 1 ATRISCO BUSINESS PARK UNIT 2) CONT 1.1383 AC M/L OR 49,584 SQ FT M/L

Physical address of subject site:

COORS Blvd NW Albuquerque NM 87121

Subject site cross streets:

Coors Blvd and Daytona RD NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J-10-Z

Captcha

x



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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Zoning Map Amendment- EPC
Decision-making Body:	City Staff, EPC, LUHO, City Council
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	Coors Blvd NW Albuquerque NM 87121
Name of property owner:	Coors Investment LLC
Name of applicant:	CEI Engineering Associates- Rado Nedkov
Date, time, and place of public meeting or hearing, if applicable:	December 21, 2023 starting at 8:40 am
Address, phone number, or website for additional information:	Web address https://cabq.zoom.us/j/2269592859 or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 285
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

Rado Nedkov (Applicant signature) 8/23/2023 (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.

EXAMPLE LETTER SENT TO NA

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

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

Date of Request*: October 20, 2023

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

Neighborhood Association (NA)*: Los Volcanes NA

Name of NA Representative*: Doug Cooper

Email Address* or Mailing Address* of NA Representative¹: douglascooper@hotmail.com

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

Email address to respond yes or no: rmedkov@ceieng.com & apritchett@ceieng.com

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

Meeting Date / Time / Location:

11/10/2023 4 pm EST Microsoft Teams meeting

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

1. Subject Property Address* Coors Blvd and Fortuna Rd
Location Description Lots 1-5 and Tract Q3 South of Blake's Lotaburger
2. Property Owner* Coors Investment LLC
3. Agent/Applicant* [if applicable] Rado Nedkov
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Rezoning of lots 1-5 from R-1B to MX-M and Q3 from NR-BP to MX-M.

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
By calling 610-329-5772

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

1. Zone Atlas Page(s)⁵ J-10-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 will be requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:
N/A
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

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

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 1.3914
- b. IDO Zone District j-10-z
- c. Overlay Zone(s) [if applicable] Character Protection Overlay Zone (CPO-2)
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] Lot is currently vacant.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

City of Albuquerque Property Report



www.cabq.gov/gis

Platted Parcel Address: 99999 COORS BLVD NW
Assessor Parcel Address: COORS BLVD NW
Report Date: 10/20/2023

Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

Owner Name: COORS INVESTMENT LLC
Owner Address: 8400 HELEN HARDIN ST NE ALBUQUERQUE NM 87122
Uniform Property Code (UPC): 101005851020740301 **Tax Year:** 2023 **Tax District:** A1A
Legal Description: NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR PORT LOT 2 NWLY PORT LOT 3 WLY PORT LOT 4 AND WLY PORT LOT 5 BLK L NORTHERN HEIGHTS SUBD CONT 0.2530 AC M/L OR 11,025 SQ FT M/L
Property Class: V **Document Number:** See Bernalillo County Assessor Record Search Portal **Acres:** 0.2531

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [J-10](#)
IDO Zone District: [R-1B](#) **IDO District Definition:** Single-Family (Medium Lot)
Land Use: 15 | Vacant **Lot:** 4 **Block:** L **Subdivision:** NORTHERN HEIGHTS

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: Los Volcanes NA

Services

Police Beat: 113 **Area Command:** SOUTHWEST
Residential Trash Pickup and Recycling: Thursday

City Council Districts

City Council District: [1 - Louie Sanchez](#) **Councilor Email:** lesanchez@cabq.gov
Policy Analyst: Brandon MacEachen **Policy Analyst Email:** bmaceachen@cabq.gov **Policy Analyst Phone #:** 505-768-3111

Other Legislative Districts

US Congressional District: 2 - Gabriel Vasquez
County Commission District: 1 - Barbara Baca
NM House Of Representatives: 26 - Eleanor Chavez
NM Senate: 23 - Harold Pope

APS School Service Areas

[Albuquerque Public Schools](#)

Elementary School: SUSIE RAYOS MARMON **Middle School:** TRES VOLCANES COM. COLLABORATIVE **High School:** WEST MESA

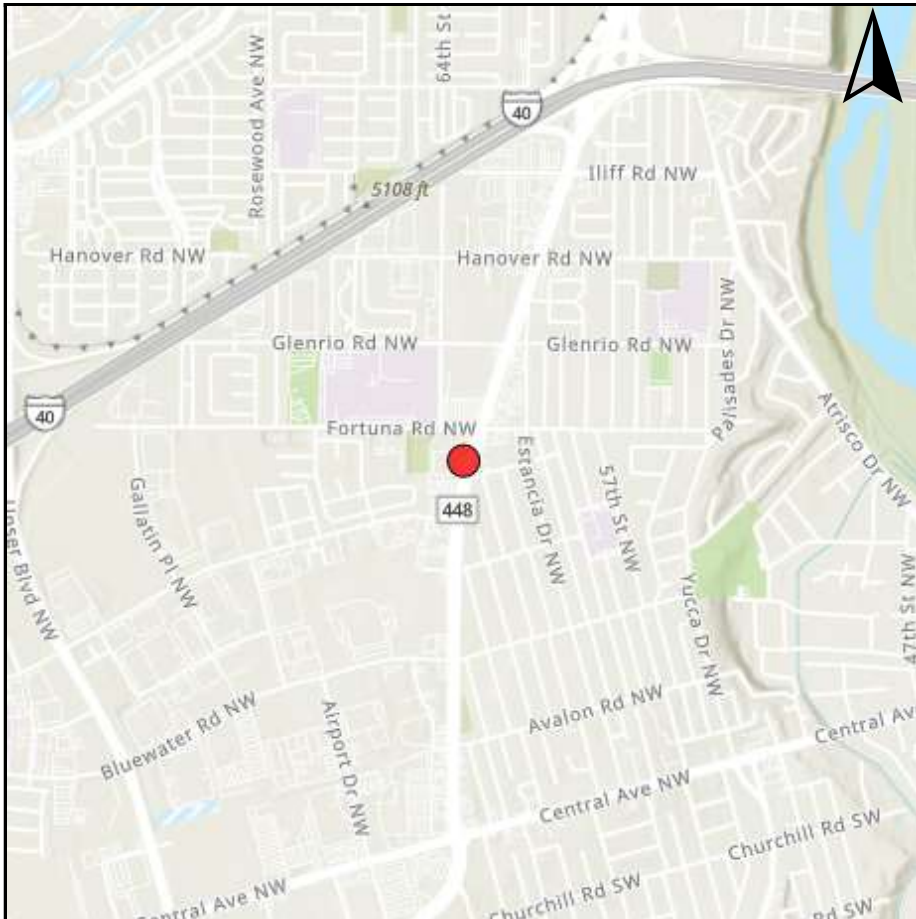
FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)

Property Map



Context Map



From: Ashley Pritchett
Sent: Friday, October 20, 2023 4:29 PM
To: douglascooper@hotmail.com
Subject: Neighborhood Meeting Request- Coors Blvd and Fortuna Rd
Attachments: [NeighborhoodMeetingRequest-D. Cooper.pdf](#); [Address Report.pdf](#); [CABQ-Official_public_notice_form.pdf](#)

Hello,

Please let this email serve as notification for us applying to rezone the listed parcels from R1B and NR-BP to MX-M for the purpose of building a tire repair shop. If you would like to attend a neighborhood meeting, we will have a virtual meeting on Nov. 10, 2023 at 5pm EST through Teams. Link below.

If you would prefer a different date/time please let me know.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 277 201 494 636

Passcode: A98pn3

Thank you,



Ashley Pritchett

Program Assistant-Comm II

Dallas, TX

Office: [972.488.3737](tel:972.488.3737) | Cell: [214.543.7827](tel:214.543.7827)

ceieng.com

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Bentonville | Dallas | Fresno | Houston | Minneapolis
Nashville | Philadelphia | Phoenix

From: Ashley Pritchett
Sent: Friday, October 20, 2023 4:32 PM
To: luis@wccdg.org
Subject: Neighborhood Meeting Request- Coors Blvd NW & Fortuna Rd
Attachments: [NeighborhoodMeetingRequest-L. Hernandez.pdf](#); [Address Report.pdf](#); [CABQ-Official_public_notice_form.pdf](#)

Hello,

Please let this email serve as notification for us applying to rezone the listed parcels from R1B and NR-BP to MX-M for the purpose of building a tire repair shop. If you would like to attend a neighborhood meeting, we will have a virtual meeting on Nov. 10, 2023 at 5pm EST through Teams. Link below.

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Bentonville | Dallas | Fresno | Houston | Minneapolis
Nashville | Philadelphia | Phoenix

From: Ashley Pritchett
Sent: Friday, October 20, 2023 4:30 PM
To: ddee4329@aol.com
Subject: Neighborhood Meeting Request- Coors Blvd NW & Fortuna Rd
Attachments: [NeighborhoodMeetingRequest-D. Silva.pdf](#); [Address Report.pdf](#); [CABQ-Official_public_notice_form.pdf](#)

Hello,

Please let this email serve as notification for us applying to rezone the listed parcels from R1B and NR-BP to MX-M for the purpose of building a tire repair shop. If you would like to attend a neighborhood meeting, we will have a virtual meeting on Nov. 10, 2023 at 5pm EST through Teams. Link below.

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Bentonville | Dallas | Fresno | Houston | Minneapolis
Nashville | Philadelphia | Phoenix

From: Ashley Pritchett
Sent: Friday, October 20, 2023 4:33 PM
To: nedcarla@live.com
Subject: Neighborhood Meeting Request- Coors Blvd NW & Fortuna Rd
Attachments: [NeighborhoodMeetingRequest-T. Trujillo.pdf](#); [Address Report.pdf](#); [CABQ-Official_public_notice_form.pdf](#)

Hello,

Please let this email serve as notification for us applying to rezone the listed parcels from R1B and NR-BP to MX-M for the purpose of building a tire repair shop. If you would like to attend a neighborhood meeting, we will have a virtual meeting on Nov. 10, 2023 at 5pm EST through Teams. Link below.

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Ashley Pritchett

Program Assistant-Comm II

Dallas, TX

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Nashville | Philadelphia | Phoenix

From: Ashley Pritchett
Sent: Friday, October 20, 2023 4:32 PM
To: westmesa63@gmail.com
Subject: Neighborhood Meeting Request- Coors Blvd NW & Furtuna Rd
Attachments: [NeighborhoodMeetingRequest-M. Quintana.pdf](#); [Address Report.pdf](#); [CABQ-Official_public_notice_form.pdf](#)

Hello,

Please let this email serve as notification for us applying to rezone the listed parcels from R1B and NR-BP to MX-M for the purpose of building a tire repair shop. If you would like to attend a neighborhood meeting, we will have a virtual meeting on Nov. 10, 2023 at 5pm EST through Teams. Link below.

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Ashley Pritchett

Program Assistant-Comm II

Dallas, TX

Office: [972.488.3737](tel:972.488.3737) | Cell: [214.543.7827](tel:214.543.7827)

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Bentonville | Dallas | Fresno | Houston | Minneapolis
Nashville | Philadelphia | Phoenix

From: Ashley Pritchett
Sent: Friday, October 20, 2023 4:31 PM
To: jgallegoswccd@gmail.com
Subject: Neighborhood Meeting Request- Coors Blvd NW And Fortuna Rd
Attachments: [NeighborhoodMeetingRequest-J. Gallegos.pdf](#); [Address Report.pdf](#); [CABQ-Official_public_notice_form.pdf](#)

Hello,

Please let this email serve as notification for us applying to rezone the listed parcels from R1B and NR-BP to MX-M for the purpose of building a tire repair shop. If you would like to attend a neighborhood meeting, we will have a virtual meeting on Nov. 10, 2023 at 5pm EST through Teams. Link below.

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[Click here to join the meeting](#)

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Passcode: A98pn3



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Dallas, TX

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Bentonville | Dallas | Fresno | Houston | Minneapolis
Nashville | Philadelphia | Phoenix

From: Ted Trujillo <nedcarla@live.com>
Sent: Saturday, October 21, 2023 9:09 PM
To: Ashley Pritchett
Subject: RE: Neighborhood Meeting Request- Coors Blvd NW & Fortuna Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
Thank you for the notification. I sent this out to the board of the Los Volcanes Neighborhood Association. I do believe the date of November 10 will work. I will get back with you.

Ted Trujillo
LVNA President

From: Ashley Pritchett [<mailto:apritchett@ceieng.com>]
Sent: Friday, October 20, 2023 3:33 PM
To: nedcarla@live.com
Subject: Neighborhood Meeting Request- Coors Blvd NW & Fortuna Rd

Hello,

Please let this email serve as notification for us applying to rezone the listed parcels from R1B and NR-BP to MX-M for the purpose of building a tire repair shop. If you would like to attend a neighborhood meeting, we will have a virtual meeting on Nov. 10, 2023 at 5pm EST through Teams. Link below.

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Meeting ID: 277 201 494 636

Passcode: A98pn3

COMMUNITY MEETING REPORT

MODULUS ARCHITECTS & LAND USE PLANNING
NEIGHBORHOOD MEETING NOTES
COORS BLVD NW ALBUQUERQUE NM 87121 – ZONE MAP AMENDMENT

Project: Zone Map Amendment

Property Description/Address: Coors Blvd NW Albuquerque NM 87121

Meeting Date/Time: November 10, 2023 3:00 PM – 3:20 PM

Meeting Location: VIA ZOOM

Applicant: Coors Investment LLC

Agent: Regina Okoye, Modulus, Entitlements Project Manager

Neighborhood Associations/Interested Parties – Los Volcanes NA

AGENDA/PURPOSE OF MEETING: Voluntary EPC neighborhood meeting to discuss a Zone Map Amendment to rezone lots 2-5 from R-1B to MX-M and to rezone Q3 from NR-BP to MX-M answer any questions, address any concerns of the surrounding associations pertaining to the Zone Map Amendment.

MEETING COMMENCED WITH INTRODUCTION OF PERSONNEL IN ATTENDANCE. IT THEN FOLLOWED WITH THE EXPLANATION OF THE REQUEST THAT THE SUBMITTAL. THEN PROCEEDED WITH QUESTIONS AND ANSWERS FROM THE ATTENDEE.

1. Discussion: Main Questions/Comments that Arose from Attendees.

- a) What is the request? Clarification on what is being proposed.
- b) He was not aware that there was residential zoning in the area.
- c) There was a major change that was going to affect the properties in the west but there is no issue now that they are aware that site is residential.
- d) Can you explain the difference between the two zone districts (existing and proposed)?
- e) What are the exact properties that are included in the application?
- f) Is all the property owned by the same entity?

2. Conclusions.

- a) The agent addressed all questions and concerns pertaining to the application.
- b) The agent addressed all questions and concerns pertaining to irrelevant information not associated with the application.
- c) The attendee understood the application and doesn't believe it will impact the community and it will allow the business to move in the community. Everything was cleared up and showed for him.
- d) All questions and comments were addressed in the meeting. There are not additional action items.
- e) There are were not issues that arose.

Participants:

Ted Trujillo Chair, Los Volcanes NA

Agent:

Regina Okoye Modulus Architect & Land Use Planning