

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
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## OFFICIAL NOTIFICATION OF DECISION

August 17, 2023

José Alfredo and Ailda Martínez  
3500 Bareback Pl. SW  
Albuquerque, NM 87105

**Project # PR-2020-003911**  
**RZ-2023-00022– Zoning Map Amendment**  
**(Zone Change)**

### LEGAL DESCRIPTION:

Consensus Planning, agent for Jose Alfredo and Ailda Martinez, requests a zoning map amendment from NR-C to MX-M, for all or a portion of Tract "B" BLK 5 Land Division Plat, Los Altos Subdivision (Lot 14 & Port Lot 13 & Port Commercial Tract Block 5), located at 1021 Old Coors Dr. SW, between Bridge Blvd. SW and Rio Vista Dr. SW, approximately 0.7 acre (L-11)  
Staff Planner: Robert Messenger

On August 17, 2023 the Environmental Planning Commission (EPC) voted to DEFER Project # PR-2020-003911 RZ-2023-00022– Zoning Map Amendment (Zone Change), for a month to the September 21, 2023 hearing, based on the following Findings:

1. The request is for a zoning map amendment (zone change) for all or a portion of Tract "B" BLK 5 Land Division Plat, Los Altos Subdivision (Lot 14 & Port Lot 13 & Port Commercial Tract Block 5), located at 1021 Old Coors Dr. SW, between Bridge Blvd. SW and Rio Vista Dr. SW, approximately 0.7-acre (the "subject site").
2. The subject site is zoned NR-C (Non-Residential – Commercial Zone District) and is vacant. The applicant is requesting a zone change to MX-M (Mixed Use-Medium Intensity Zone District) so that both lots can have the same zoning and be consolidated for future development.
3. The subject site is in an area that the Comprehensive Plan designated an Area of Change and is located in the Southwest Mesa Community Planning Area (CPA). The subject site is along a Major Transit Corridor but is not located in a designated Activity Center.
4. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
5. The request does not further the following, applicable Goals and Policies from the Comprehensive Plan: Goal 5.1 Centers & Corridors, Policy 5.1.1 Desired Growth, Subpolicy c, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Subpolicy b. In addition, there are conflicting Goals and Policies, most notably Goal 5.4 Jobs-Housing Balance, and Policy 5.4.2 West Side Jobs.

6. APS did not comment on the multi-family and group living uses that would be allowed under MX-M zoning, which could create more demand on the existing capacity of west side schools. APS is being asked to re-review the zone change request to consider all uses that would be permissive if the zone change request were approved.
7. The applicant has not adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments. The applicant did not demonstrate that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and that there is no significant conflict.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 1, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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

Sincerely,

*Catalina Lehner*

for Alan M. Varela,  
Planning Director

AV/CL/RM

cc: José Alfredo and Ailda Martínez, 3500 Bareback Pl. SW Albuquerque NM 87105  
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