



## Environmental Planning Commission

**Agenda Number: 4**  
**Project #: PR-2022-007299**  
**Case #: RZ-2022-00038**  
**Hearing Date: August 18, 2022**

### Staff Report

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Brunacini Development
<b>Request</b>	<b>Zoning Map Amendment (zone change)</b>
<b>Legal Description</b>	Tract 54, Unit 6, Atrisco Grant and All Vacated Stinson SW Adjacent; Tract 55, Unit 6, Atrisco Grant Subdivision; and Tract I, Plat of Tracts A Through I, Coors Plaza (being a replat of Tracts 56, 57, 58, and 90, Portions of Tracts 59 & 60, Tract B, Town of Atrisco Grant, Unit 6 and a portion of Airport Drive SW)
<b>Location</b>	7320, 7226 and 7110 Central Ave. SW, between 75 <sup>th</sup> St SW. and Amanda St SW
<b>Size</b>	13.6-acres
<b>Existing Zoning</b>	MX-M
<b>Proposed Zoning</b>	NR-C

### Staff Recommendation

**APPROVAL of RZ-2022-00038, based on the Findings beginning on Page 23.**

**Staff Planner  
Sergio Lozoya**

### Summary of Analysis

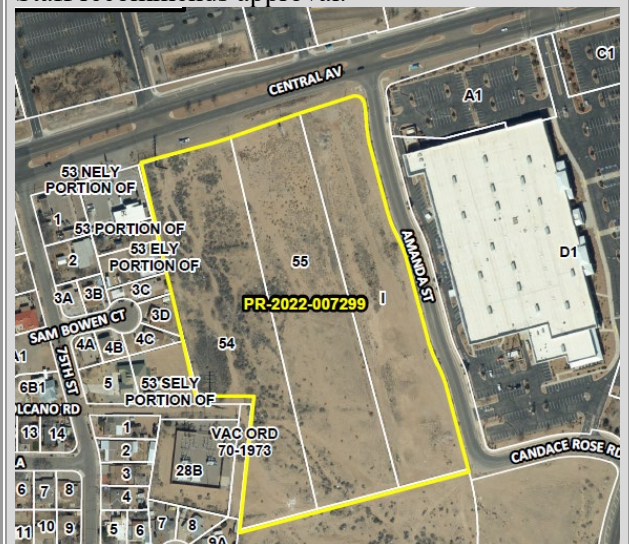
The request is for a zoning map amendment for an approximately 13.6-acre, vacant site that comprises the SW corner of the intersection of Central Ave SW and Amanda St SW. The applicant wants to change the subject site's zoning to NR-C to facilitate the future development of the subject site. The subject site is within an Area of Change, the West Route 6 Activity Center, and along a Premium and Major Transit Corridor.

The applicant has adequately 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.

The affected neighborhood organization is the Los Volcanes NA, which was notified as required. Property owners within 100 feet of the subject site were also notified as required.

As of this writing, Staff has not been contacted and there is no known opposition.

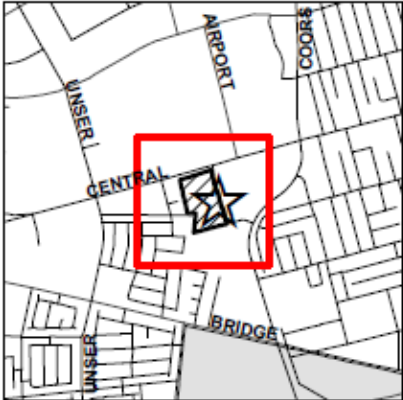
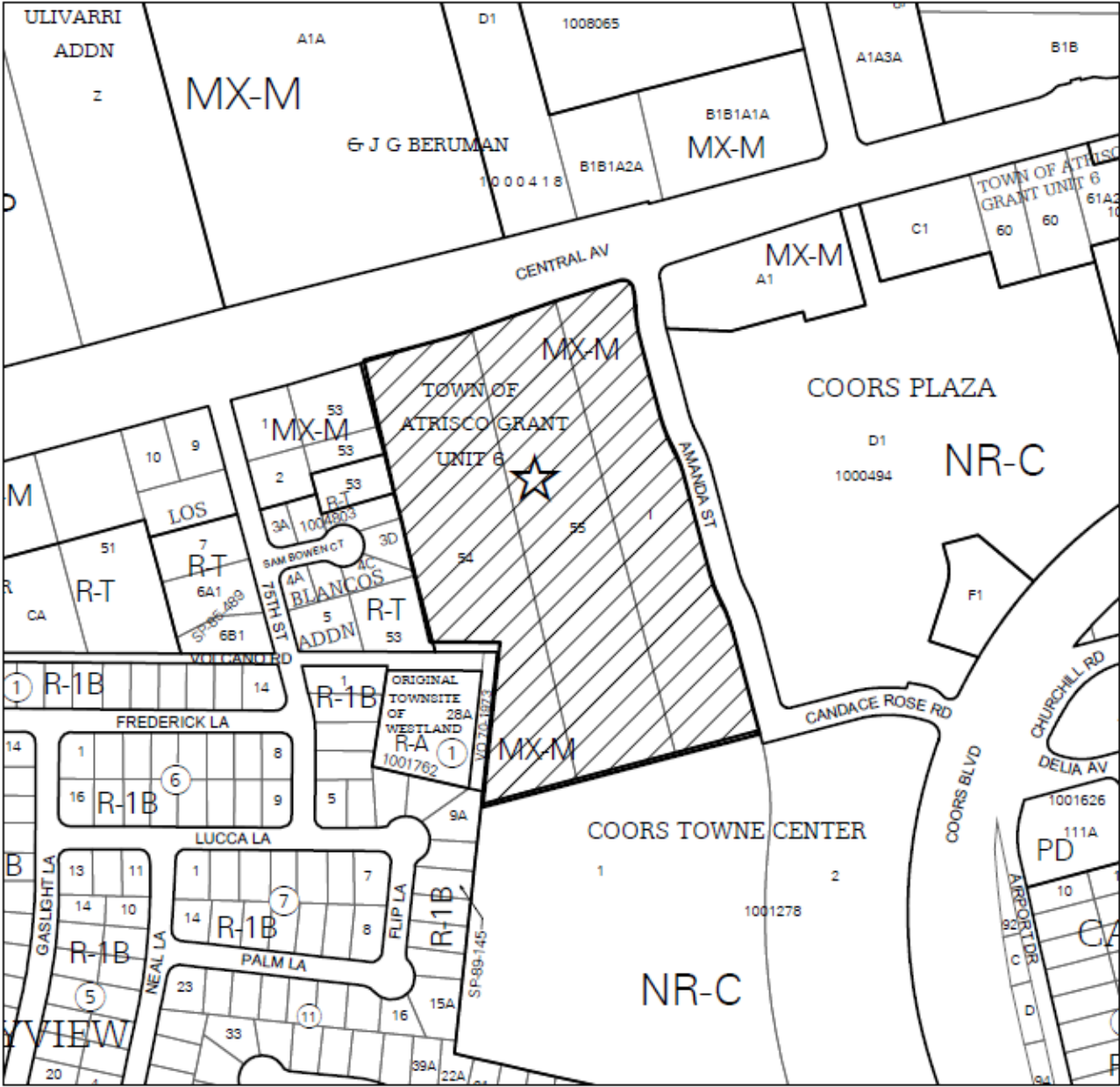
Staff recommends approval.











**IDO ZONING MAP**

Note: Gray shading  
Indicates County.



1 inch = 300 feet

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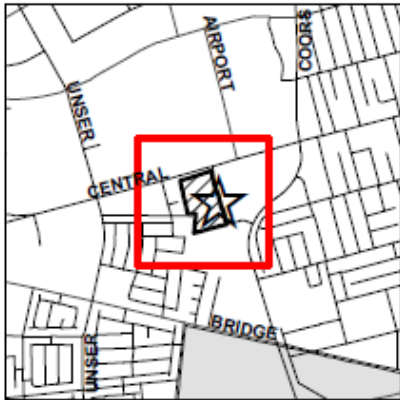
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**LAND USE MAP**

Note: Gray shading  
Indicates County.

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



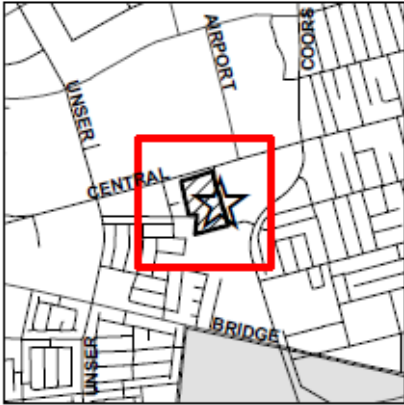
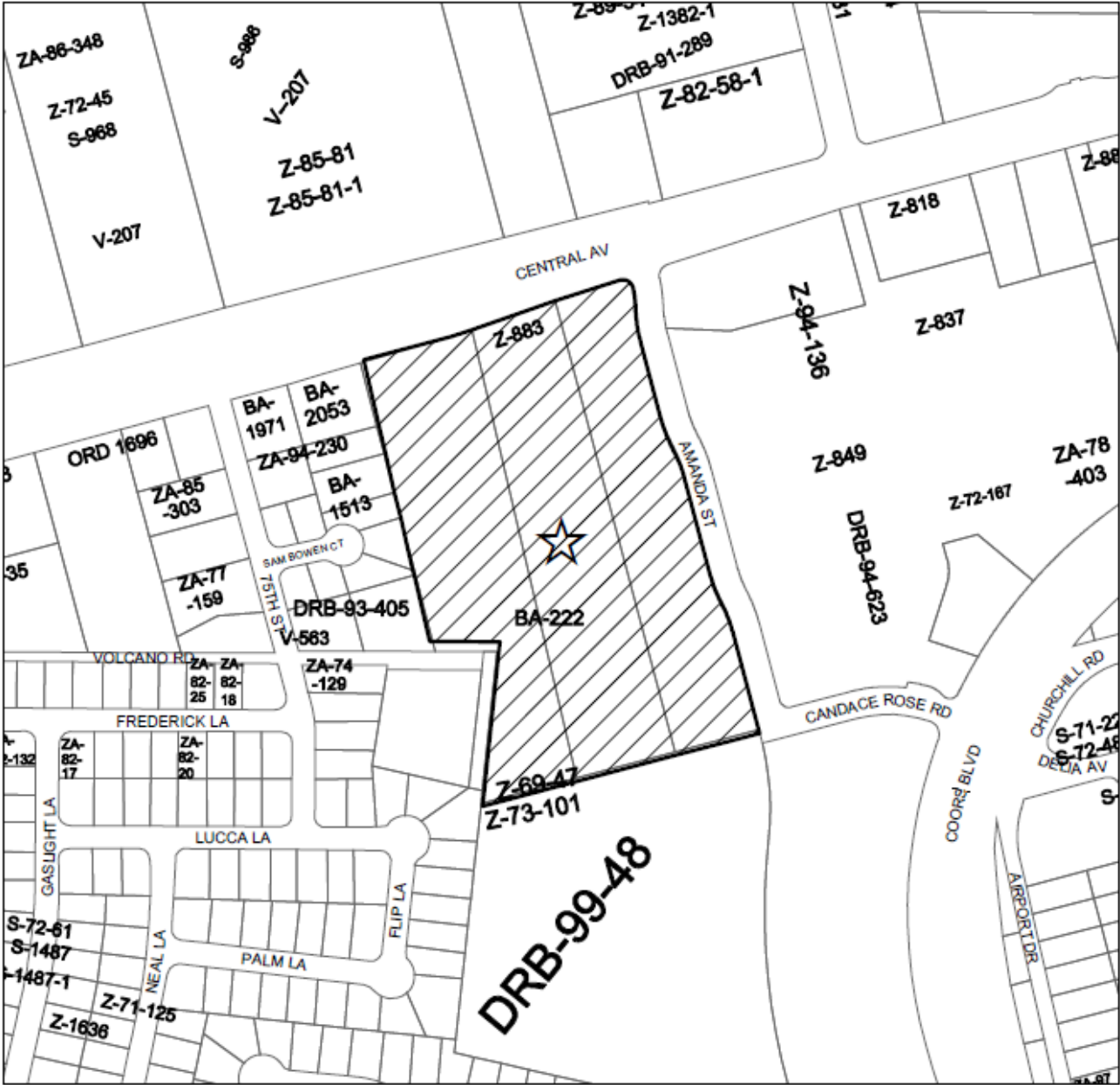
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**HISTORY MAP**

Note: Gray shading  
Indicates County.

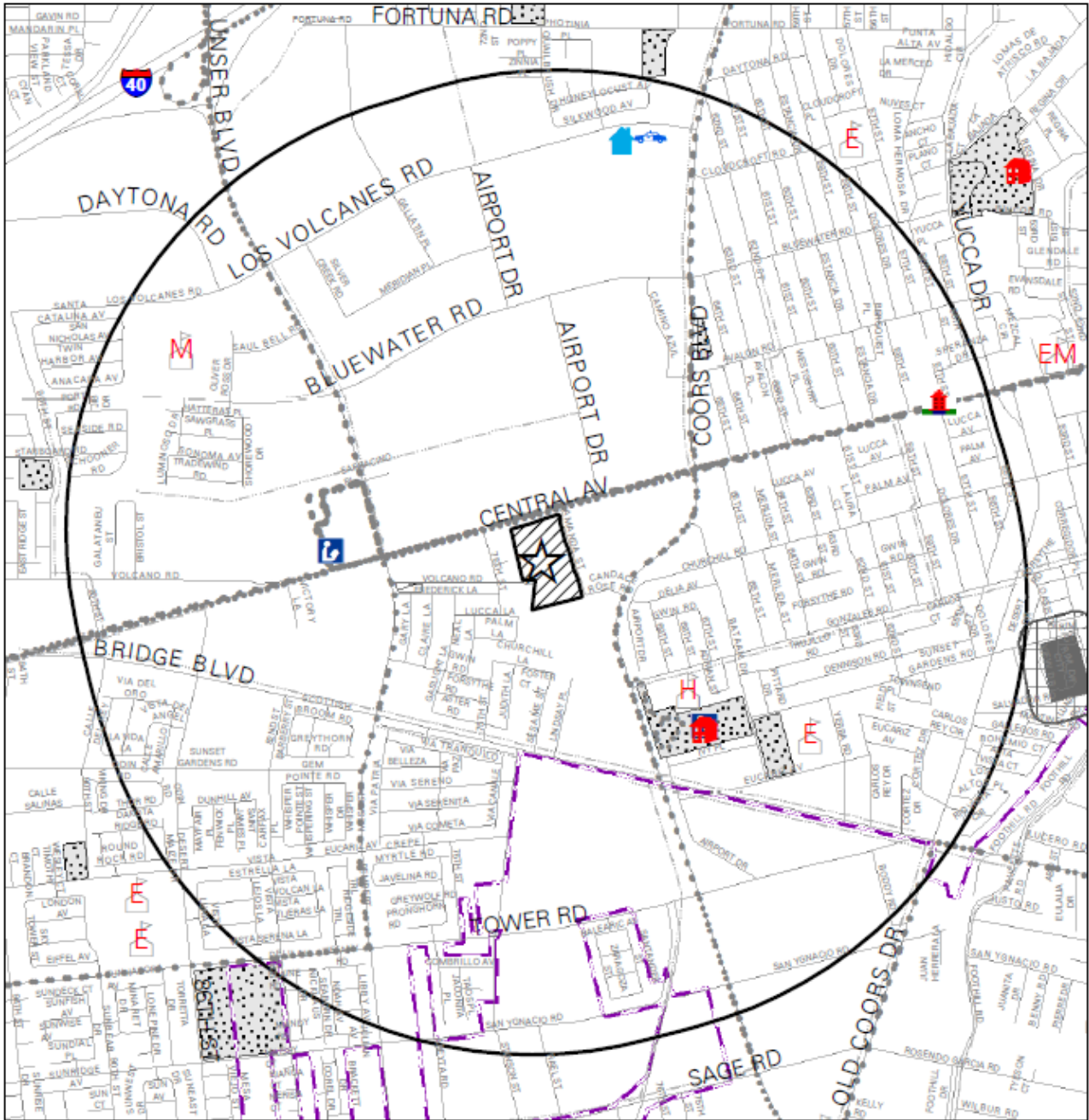


1 inch = 300 feet

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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:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	MX-M	Area of Change	Vacant
<b><i>North</i></b>	MX-M, NR-BP	Area of Change	Residential, Commercial, Industrial, Religious Institution
<b><i>South</i></b>	MX-H	Area of Change/Consistency	Commercial Retail
<b><i>East</i></b>	MX-M	Area of Change/Consistency	Single-family residential-duplex
<b><i>West</i></b>	NR-C	Area of Change/Consistency	Community

### ***Request***

The request is for a Zoning Map Amendment (zone change) for an approximately 13.6 -acre site legally described as: Tract 54, Unit 6, Atrisco Grant and All Vacated Stinson SW Adjacent; Tract 55, Unit 6, Atrisco Grant Subdivision; and Tract I, Plat of Tracts A Through I, Coors Plaza (being a replat of Tracts 56, 57, 58, and 90, Portions of Tracts 59 & 60, Tract B, Town of Atrisco Grant, Unit 6 and a portion of Airport Drive SW), located at 7320, 7226 and 7110 Central Ave. SW, between 75<sup>th</sup> St SW. and Amanda St SW (“the subject site”).

The subject site is zoned MX-M (Mixed Use – Medium Intensity). The applicant is requesting a zone change to NR-C (Non-residential – Commercial) to allow opportunities for future commercial or light industrial development.

### ***EPC Role***

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make then make the final decision. The request is a quasi-judicial matter.

### ***Context***

The subject site is adjacent to a variety of zones and land uses including NR-C (Non-residential - Commercial), MX-M (Mixed-use – Medium Intensity), R-T, and R-1. The site is bound by Central Ave SW to the north, Amanda St to the east, residential development to the west and a large vacant lot to the south. Beyond Central Ave NW, north of the subject site are a mix of uses including religious institution, mobile home park, wholesale and distribution center, and light vehicle sales and rental. Beyond Amanda St to the east is an existing shopping center, with various commercial uses. The subject site is vacant.



### ***History***

The subject site was part of a larger annexation by the City that occurred in the 1950's. The subject site is within the boundaries of the West Central Metropolitan Redevelopment Area and the repealed West Route 66 Sector Development Plan (SDP). The West Route 66 SDP was originally adopted by the City on October 1987, by the authority of the City Council. The latest amendments were approved by Council on March 24, 2009. The subject site was previously designated as SU-1 for Planned Development in the West Route 66 SDP. There is no other case history regarding the subject site. The SDP was repealed upon the adoption of the IDO in May 2018.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Central Ave SW is classified as a Community Principal Arterial and Coors Blvd SW is classified as a Regional Principle Arterial.

### ***Comprehensive Plan Designations***

The Comprehensive Plan designates Central Ave SW/NW as a Premium Transit Corridor and Major Transit Corridor. The subject site is within the West Route 66 Activity Center.

### ***Comprehensive Plan Community Planning Area Designation***

The subject site is located along Central Ave SW, just west of the intersection of Coors Blvd SW and Central Ave SW. The subject site is within the South West Mesa Community Planning Area (CPA), which 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.

### ***Trails/Bikeways***

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed routes and trails

There is an existing bike lane along Central Ave NW, which connects to other bike lanes along 86<sup>th</sup> Blvd SW, and Coors Blvd SW, then to a larger bike trail network.

### ***Transit***

The subject site is well served by transit. Route 66 runs Monday through Friday with a peak frequency of about 30 minutes. Service typically begins approximately at 6:00am and runs through approximately 7:30pm. On Saturdays and Sundays Route 66 runs at a peak frequency of 15-minutes beginning approximately at 6:00am and ending service at approximately 12:00am. Route 92 (Taylor Ranch Express) runs Monday through Friday, with southbound service running from approximately 6:41am to 7:48am, and resuming in the afternoon (northbound) from approximately 4:30pm to 5:30pm. Route 94 (Unser express) offers minimal service, which requires that the riders call ahead to request a pickup. Lastly, Route 777 (ART Green Line) runs with a peak service frequency of 15-minutes and begins as early as 5:17am and provides service until approximately 10:35pm.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.



## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### *Definitions*

Infill Development: An area of platted or unplatted land that includes no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

Multi-family Residential Development: Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per Table 4-2-1. Properties that include both multi-family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO. Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO. See also *Other Uses Accessory to Residential Primary Uses*.

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

### ***Zoning***

The subject site is currently zoned MX-M (Mixed-Use – Medium Intensity, IDO 14-16-2-4(C)) which was assigned upon the adoption of the IDO. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

The request is to change the subject site's zoning to NR-C (Non-Residential, Commercial, IDO 14-16-2-5(A)). The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Specific permissive uses are listed in IDO Table 4-2-1: Allowable Uses.

There are some noteworthy differences between MX-M and the NR-C zones. The main difference would be that the NR-C zone does not allow any residential as permissive primary uses, while the MX-M zone does. NR-C does, however, allow Office Live/Work as a conditional accessory use.

Some uses that are allowed conditionally in the MX-M zone and allowed permissively in the NR-C zone include building and home improvement materials store, general retail (large), liquor retail, and wholesaling and distribution centers.



Both the MX-M and NR-C zones allow elementary or middle schools, high schools, museum or art galleries, and several other commercial, civic and institutional uses, and some industrial uses.

For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report

### ***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable Goals and policies are listed below, staff analysis is shown in bold, italicized text.

#### ***Chapter 5: Land Use***

Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a Premium/Major Transit Corridor (Central Ave.) network of Corridors.

***The subject site is located in West Route 66, a designated Activity Center. Activity Centers are meant to provide convenient day-to-day services to residences within a 20-minute walking distance or a short bike ride. This request would strengthen the established West Route 66 Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a designated Premium/Major Transit Corridor (Central Ave.) The request furthers Goal 5.1-Centers and Corridors.***

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

***The request for the NR-C zone would allow a development of a wide variety of commercial or other uses in the established West Route 66 Center, which are currently not allowed, and would make the Activity Center more sustainable by filling the vacant portion of the site. The size of the site (13.6-acres) has potential to capture regional growth. The request furthers Policy 5.1.1 – Desired Growth.***

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

***The requested zone change provides an opportunity for infill development and redevelopment on the subject site, which is currently vacant. The zone change to NR-C would accommodate growth in an appropriate Activity Center area along a Premium/Major Transit Corridor (Central Ave.) This request furthers sub policy c.***

Subpolicy f: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.



*The request discourages the development of detached single-family housing in the West Route 66 Activity Center, and along Central Ave (a Premium/Major Transit Corridor by amending the zone of the subject site to NR-C, which does not allow single-family detached housing.*

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

*The request for NR-C would direct more intense commercial uses to the West Route 66 Activity Center which is an established and stable center and is located along a Premium/Major Transit Corridor (Central Ave.) corridor. Any new development facilitated by the zone change would be under IDO Regulations and would maintain appropriate density and scale of development. This request furthers Policy 5.1.2 - Development Areas.*

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

*The request would facilitate development of the site, and the utilization of vacant land, which would provide additional opportunities for nearby residents to work, shop, play, although it does not guarantee a mix of uses would develop. Though no residential is allowed within the NR-C zone, there is a neighborhood of single-family dwellings within walking distance of the subject site. The request partially furthers Goal 5.2 – Complete communities.*

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

*The request would generally contribute to creating a healthy and sustainable community because it would facilitate development of a variety of commercial and industrial uses that would be accessible from the surrounding neighborhoods via designated Transit corridors, which encourages transit use, walking, and biking. The requested zone change is within the West Route 66 Activity Center, and would contribute to the redevelopment of a vacant parcel. The request generally furthers Policy 5.2.1 – Land Uses*

Sub policy a: Encourage development and redevelopment that brings goods, services, and amenities within walking distance of neighborhoods and promotes good access for all residents.

*The request would facilitate redevelopment and development within the West Route 66 Activity Center, which is within walking distance of several neighborhoods of single-family dwellings. Any goods, services, and amenities established at the site would be within walking distance of this neighborhood and nearby neighborhoods. The subject site is located on Central Ave., which is well served by transit, its location promotes transit use, pedestrian access, walkability, and multiple modes of travel including biking and vehicle access. This request furthers sub policy 5.2.1(a).*

Sub policy b: Encourage development that offers choice in transportation, work areas, and lifestyles.



*The request would facilitate development that offers choice in transportation, work areas, and lifestyles because the subject site is located near several neighborhoods and is located along a Premium/Major Transit Corridor (Central Ave.) corridor which offers consistent transit services. Nearby residents can choose to bike, walk, or drive a car to the development to shop or work. This request furthers sub policy 5.2.1(b).*

Sub policy j: Discourage zone changes to commercial, industrial, or office uses outside of Centers and Corridors.

*The request would facilitate a zone change to NR-C, which includes commercial, industrial, office, and other uses as described above. The subject site is located within an Activity Center and along a Major/Premium Transit Corridor, where more intense development is encouraged. The request furthers sub-policy 5.2.1 (j)*

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 promotes development that maximizes utility of existing infrastructure because the subject site is located within the West Route 66 Activity Center. This Activity Center is largely developed and is ready to take on uses allowed in the NR-C zone. The subject site is currently vacant. The zone change request would facilitate the use of existing infrastructure and is generally an efficient use of land. The request also maximizes existing public facilities because it is located along a Premium/Major Transit Corridor (Central Ave.) and is served by consistent and reliable public transit. 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.

*The request supports additional growth in an area with existing infrastructure because the subject site is located in the West Route 66 Activity Center, which is largely developed. The subject site is currently vacant, the zone change request facilitates growth served by existing infrastructure. The subject site is located on a Premium/Major Transit Corridor (Central Ave.) and has consistent and reliable public transit, and promotes the use of public facilities.*

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

*The request discourages growth in areas without existing infrastructure and public facilities by facilitating growth in an Area of Change and an Activity Center where growth and development are desired. The subject site is located within a well-established area of the City, where there are existing infrastructure and public facilities. This request furthers Policy 5.3.2 – Leapfrog Development.*



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

*The subject site is located in West Route 66, a designated Activity Center within an Area of Change. The request for Non-Residential – Commercial would introduce additional commercial services to serve the nearby community and would encourage and direct potential growth to an area where it is desired. This request furthers Goal 5.6 – City Development Areas.*

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

*The request furthers the above policy because it facilitates and directs growth and more intense commercial uses to the West Route 66 Activity Center, which is located along an established Premium/Major Transit Corridor (Central Ave.). The zone change from MX-M to NR-C would allow more intense commercial/light industrial uses to be established within the West Route 66 Activity Center. The request furthers Policy 5.6.2.*

Sub policy b: Encourage development that expands employment opportunities.

*The request encourages development that expands employment opportunities by facilitating development of a large, vacant site. The zone change from MX-M to NR-C allows for more intense commercial uses such as big-box stores, and hardware stores which often provide employment opportunities. The request furthers sub policy 5.6.2(b) – Areas of Change.*

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

*The request would facilitate development of the subject site with uses allowed in the NR-C zone district. Non-residential uses can facilitate the creation of places where business and talent will stay and thrive because the subject site is located on the Westside where jobs are disproportionately low compared to single-family dwellings and the request could facilitate the creation of new jobs. The request generally furthers Goal 8.1 – Placemaking.*

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

*The request would encourage an economic development effort that could improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy because the NR-C zone allows uses such as commercial, offices, and light industrial. The said uses would help provide employment opportunities west of the Rio Grande, and would generally encourage a diverse economy. The request generally furthers Policy 8.1.2 – Resilient economy.*

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

#### **Requirements**

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and



demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received August 8th, is a response to Staff's request for a revised justification (see attachment). The subject site is currently MX-M (Mixed-Use – Medium Intensity). The requested zoning is NR-C (Non-Residential - Commercial). The reason for the zone change is to allow opportunity for a wider range of development, to include light industrial land uses. The application was submitted July 2022.

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

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

*Applicant: The proposed zone change from MX-M to NR-C is consistent with the health, safety, and general welfare of the City as shown by the fact that this zone change furthers numerous ABC Comprehensive Plan Goals and Policies. The Goals and Policies supported range from and include desired growth along centers and corridors, support for local business and entrepreneurship, West Side job creation (jobs/housing balance), infill development, directing growth to areas of change, and improving the economic base of the City.*

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable). The request clearly facilitates the Comprehensive Plan.

Applicable citations: Goal 5.1-Centers and Corridors, Sub Policy 5.1.1(c)-Desired Growth, Policy 5.1.2-Development Areas, Policy 5.1.6-Activity Centers, Sub Policy 5.1.6(b)-Activity Centers, Policy 5.2.1-Land Uses, Sub Policy 5.2.1(a)-Land Uses, Sub Policy 5.2.1(b)-Land Uses, Sub Policy 5.2.1(j)-Land Uses, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Policy 5.3.2-Leap Frog Development, Goal 5.6 City Development Areas, Policy 5.6.2-Areas of Change, Sub Policy 5.6.2(b)-Areas of Change, Sub Policy 5.6.2(g)-Areas of Change, Sub Policy 5.6.2(h)-Areas of Change, Goal 8.1-Placemaking, Policy 8.1.1-Diverse Places, Policy 8.1.2-Resilient Economy,

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding Centers and Corridors, Desired Growth, Development Areas, Activity Centers, Land Uses, Efficient Development Patterns, City



Development Areas, Infill Development, Leap Frog Development, Placemaking, Diverse Places, and Resilient Economy.

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

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

*Applicant: The site is located entirely in an Area of Change; therefore, 6-7(G)(3)(c) applies to this request.*

Staff response: The subject site is located wholly in an Area of Change, the response to Criterion B is sufficient.

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

1. There was a typographical or clerical error when the existing zone district was applied to the property.
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: This request meets criteria three since the current zone designation MX-M allows for the creation of townhouses, live-work, and multi-family dwelling units as primary permissive which if developed will contribute negatively to the unequal housing to jobs ratio on the West Side. The change to NR-C will prevent the development of dwelling units but allow for commercial, retail, and light industrial development which will generate jobs in that area. In addition, the change to NR-C furthers several Comp Plan policies such as a resilient economy, infill development, sustainable land uses, and maintaining adequate portions of land zoned for commercial and retail uses as described above. Additionally, the request NR-C zone will help to direct growth where it is desired as the subject property's location is in an Area of Change,*



*Major Transit Corridor, and Activity Center. Finally, the allowable heights in the NR-C zone are more consistent with the character and building form for the surrounding residential neighborhoods as compared to the MX-M zone.*

Staff: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. The response to Criterion C is sufficient.

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

*Applicant: The requested zone of NR-C does not include permissive uses that would be harmful to adjacent properties. MX-M and NR-C have similar uses both of which can help to create complete vibrant communities. The major difference in these zones is the industrial uses. NR-C allows for light manufacturing which is prohibited in the MX-M zone and the MX-M zone allows multi-family residential (up to 4 stories in height) and NR-C does not. Currently, the parcel to the east side of the site is zoned NR-C and it has not created negative impacts on the surrounding communities. Additionally, the NR-C zone is more advantageous to job creation as it allows for industrial, commercial, and retail uses whereas MX-M inhibits industrial uses.*

*Uses that can be considered harmful to adjacent residential properties that are currently prohibited in the MX-M zone include heavy vehicle and equipment sales/repair and construction and contract facility yards. Uses that are prohibited in MX-M but would be conditional primary in NR-C are outdoor vehicle storage and amphitheaters. There are several uses that could be considered harmful to adjacent property owners that are permissive in NR-C and conditional permissive in MX-M which include campground or recreational vehicle park, self-storage, building or home improvement stores, large general retail, warehousing, wholesaling, and distribution centers. Because these uses are already either conditionally permissive or primary permissive in both zones, they should not pose any threat to adjacent property owners.*

*The two uses which will become primary permissive in NR-C that are currently prohibited in MX-M will be discussed further regarding their potential harm.*

1. *Heavy vehicle and equipment sales, rental, fueling, and repair: The IDO requires that vehicle repairs, servicing, and maintenance be conducted indoors which can help to mitigate the sounds and smells associated with this type of land use which adds extra safety protections for the nearby residents. Additionally, there are strict fueling regulations dictated by the EPA, State and local agencies such as the New Mexico Air Quality Control Board all of which help to ensure the safety and overall health of residents who may live nearby these types of uses. Finally, there are use-specific requirements defined in section 4-3(D)(17) of the IDO which will further regulate the use.*

2. *Construction and contractor facility yard: The IDO states this use can be conducted outdoors which could have a negative impact on surrounding residents due to noise. Section 4-3(D)(25)(c) of*



*the IDO states that if this use is within 330 ft of a residential neighborhood it is subject to a conditional use permit and will need to go before the ZHE before it is granted. The subject property abuts a residential neighborhood; therefore, this use will become conditional.*

3. *Light manufacturing: IDO section 4-3(E)(4)(a) requires that this use be conducted within a fully enclosed portion of a building which can help to mitigate the negative effects of this use on neighboring residential properties. Section 4-3(E)(4)(b) states incidental storage areas are allowed outside of the fully enclosed portions of a building but must be screened from view from each property which further provides protections for residential neighbors. Additionally, there are edge and buffer requirements that will help to mitigate any negative impacts on surrounding residential neighborhood.*

4. *Warehousing: This use is currently conditional primary in the MX-M zone and will become permissive primary in the NR-C zone. Warehousing is described in the IDO as a building used primarily for the storage of goods for transport or distribution but not for sale to the general public. Traffic patterns should not be adversely impacted because of the warehousing use does not sell goods to the general public which will greatly limit the number of daily visits to the site. Additionally, this use will be subject to a traffic scoping analysis by the City Traffic Engineer to determine the potential impact on the surrounding roadways. Warehousing in general is conducted indoors which can help to mitigate any harmful impacts associated with this use.*

5. *Wholesale Distribution Center: This use is currently conditional primary in the MX-M zone and will become permissive primary in the NR-C zone. IDO section 4-3(E)(19)(a) states that this use is limited to 50,000 square feet of gross floor area in the NR-C zone if it is within a UC-MS-PT area. The subject site is part of the West Route 66 Activity Center; therefore, this policy will apply. Wholesaling is described in the IDO as a facility for the storage of goods and /or equipment for wholesale distribution not intended for direct sale to the general public. Similar to warehousing this use should not adversely impact traffic patterns because the number of site visits are limited due to not selling products to the general public. A traffic scoping analysis is required prior to this use being established which will further help to mitigate any harmful effects on neighboring residential properties. For a complete comparison of all allowable uses in MX-M please refer to figure 1 below.*

*Allowable Uses for MX-M compared to NR-C*

*A=Permissive Accessory T= Temporary CA=Conditional Accessory*

*P=Permissive C=Conditional Primary Blank Cell=Not Allowed*

*CV=Conditional if Structure is Vacant for 5 years or more*

Allowable Uses	MX-M	NR-C
Dwelling, townhouse	P	
Dwelling, live-work	P	CA
Dwelling, multifamily	P	
Assisted living facility or nursing home	P	
Community residential facility, small/large	P	
Dormitory	P	
Group home small/medium	P	



Group home large	C	
Community center or library	P	C
Kennel	C	P
Nursery	A	P
Residential community amenity, indoor	P	
Campground or recreational vehicle park	C	P
Heavy vehicle and equipment sales, rental, fueling, and repair		P
Outdoor vehicle storage		C
Construction and contractor facility yard		P
Self-storage	C	P
Amphitheater		C
Residential community amenity, outdoor	P	
Other outdoor entertainment	A	P
Building and home improvement materials store	C	P
General retail large	C	P
Helipad	CA	A
Park-and-ride lot	P	C
Light manufacturing		P
Recycling drop-off bin facility	A	P
Warehousing	C	P
Wholesaling and distribution center	C	P
Family care facility	A	
Home occupation	A	
Independent living facility	A	
Other use accessory to residential primary use	A	
Safe outdoor space	CT	T

Staff: The applicant compared the existing MX-M zoning and the proposed NR-C zoning. Uses that would become permissive under the NR-C zone, which are not currently allowed, are Kennel, Nursery, Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, Self-storage, Other outdoor entertainment, Building and home improvement materials store, General retail (large), Light manufacturing, Recycling drop-off bin facility, Warehousing, and Wholesaling and distribution center.

The applicant discussed newly permissive uses that have potential to be harmful: Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, and Light manufacturing. The applicant discusses the applicable IDO Use-Specific standards and State laws that would adequately regulate these uses and mitigate any potential harm to the surrounding properties, the neighborhood, or the community. The response to Criterion D is sufficient.



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

*Applicant: This request meets criteria three as the site will have adequate capacity once the applicant fulfills their obligations under the IDO and DPM. Currently, the site is vacant and there are no sidewalks abutting Central Ave. There are several roadway access points including Central Avenue and Amanda Street.*

Staff: The request meets the requirement three, that the subject site will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. Further, the subject site is within an area of the city that has existing infrastructure. The response to Criterion E is sufficient.

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

*Applicant: The justification for the Zone Map Amendment is not based on the property's location on a major street (Central Ave.) instead it is being based on the numerous advantages it will bring to the community as outlined in the policy analysis section such as infill development, jobs to housing balance, sustainable land use, and economic vitality. This request can help to strengthen the existing community by allowing for the development and investment in the subject site which is currently and has historically remained vacant. The development of this site can help to incentivize future development in the area while providing for a variety of land uses.*

Staff: The subject site's location along Central Ave SW does provide some rationale for the request. However, this is not the primary reason. Rather, this rationale is tied to the policy analysis, which shows that the request furthers a preponderance of applicable Goals and policies regarding complete communities, development patterns, redevelopment, Corridors, and economic development and is more advantageous to the community than the current zoning designation. The response to Criterion F is sufficient.

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



*Applicant: The justification for the Zone Map Amendment is not being based solely on the cost of land rather it is being based on the advantages it will bring to the community by inhibiting the construction of dwelling units and allowing for the creation of jobs. The property has remained vacant, which has created a neighborhood nuisance allowing vagrancy, crime, and illegal activity.*

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Nor is the justification based completely or predominantly upon the cost of land. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them and that the proposed zoning is more advantageous to the community. The response to Criterion G is sufficient.

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

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

*Applicant: The Zone Map Amendment request does not create a spot zone rather it would create contiguous zoning with surrounding parcels on the south and east sides of the site.*

Staff: The NR-C zone would not apply a zone different from the surrounding zone districts and therefore would not create a spot zone. NR-C zoning exists directly to the east and south of the site.

### **III. AGENCY & NEIGHBORHOOD CONCERNS**

#### ***Reviewing Agencies***

City departments and other interested agencies reviewed this application, few comments were received and discussed site plan related items.

ABQ Ride commented that the request would remove the option for multi-family development along a Major/Premium Transit Corridor, and from within an Activity Center where multi-family development is desired. ABQ Ride also commented that the opportunity for every day commercial uses would be removed as well. Though multi-family would be removed, the option for work-force housing is a conditional accessory use in the NR-C zone. Further, the option for commercial in the NR-C zone would remain highly similar to the MX-M zone with additional permissive uses. NR-C does also include light industrial uses, including warehousing and distribution center.



Staff is tasked to analyze zone changes based on the allowable uses in the proposed zone, and not focus on what is proposed by the applicant. Though there are some drawbacks to removing multi-family, this request contributes to policies regarding work/housing balance on the west side of the Rio Grande, and the NR-C zone does provide an opportunity for a wide range of commercial uses (which would be easily accessible by transit). Agency comments begin on page 30.

***Neighborhood/Public***

The Los Volcanes Neighborhood Association was required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

The applicant offered a pre-application neighborhood meeting but none was requested by the affected neighborhood association. However, the applicant met with the adjacent Skyview West neighborhood several times in and discussed the proposed zone map amendment (see attachments). The meeting report provided by Consensus Planning indicates that the Skyview West neighborhood supports the request, although the Skyview West NA is not recognized by ONC.

As of this writing, Staff has not received any correspondence or phone calls.

***IV. CONCLUSION***

The request is for a Zoning Map Amendment (zone change) for an approximately 13.6 -acre site, located at 7320, 7226 and 7110 Central Ave. SW, between 75<sup>th</sup> St SW. and Airport Dr SW. The subject site is located west of the Coors Blvd SW and Central Ave SW intersection.

The subject site is zoned MX-M (Mixed Use – Medium Intensity). The applicant is requesting a zone change to NR-C (Non-residential – Commercial) to facilitate opportunities for commercial and light-industrial development.

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 further a preponderance of applicable Goals and policies.

The affected neighborhood organization is the Los Volcanes Neighborhood Association and was notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff is not aware of any opposition as of this writing.

Staff recommends approval.



***FINDINGS - RZ-2021-00008, April 15, 2021- Zoning Map Amendment (Zone Change)***

1. The request is for a Zoning Map Amendment (zone change) for an approximately 13.6 -acre site legally described as: Tract 54, Unit 6, Atrisco Grant and All Vacated Stinson SW Adjacent; Tract 55, Unit 6, Atrisco Grant Subdivision; and Tract I, Plat of Tracts A Through I, Coors Plaza (being a replat of Tracts 56, 57, 58, and 90, Portions of Tracts 59 & 60, Tract B, Town of Atrisco Grant, Unit 6 and a portion of Airport Drive SW), located at 7320, 7226 and 7110 Central Ave. SW, between 75<sup>th</sup> St SW. and Amanda St SW (“the subject site”).
2. The subject site is zoned MX-M (Mixed Use-Medium Intensity Zone District). The applicant is requesting a zone change to NR-C (Non-Residential Commercial) to facilitate future development of the subject site.
3. The subject site is in an area that the Comprehensive Plan designated an Area of Change and is within the boundaries of the West Route 66 Activity Center.
4. Central Ave SW is a designated Premium/Major Transit Corridor and is designated as a Community Principal Arterial. Premium/Major Transit Corridors are anticipated to be served by high-frequency and local transit.
5. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable Goal and Sub-policies regarding growth and Centers and Corridors 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 is located in West Route 66, a designated Activity Center. Activity Centers are meant to provide convenient day-to-day services to residences within a 20-minute walking distance or a short bike ride. The request for Non-Residential – Commercial would introduce additional commercial/industrial uses. This request would strengthen the established West Route 66 Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a designated Premium/Major Transit Corridor (Central Ave.)

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

The request for the NR-C zone would allow a development of a wide variety of commercial or other uses in the established West Route 66 Activity Center, , and would make the Activity Center more sustainable by filling the vacant portion of the site. The size of the site (13.6-acres) has potential to capture regional growth



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

The requested zone change provides an opportunity for infill development and redevelopment on the subject site, which is currently vacant. The zone change to NR-C would accommodate growth in an appropriate Activity Center area along a Premium/Major Transit Corridor (Central Ave.)

- D. Subpolicy 5.1.1f: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The request discourages the development of detached single-family housing in the West Route 66 Activity Center, and along Central Ave (a Premium/Major Transit Corridor by amending the zone of the subject site to NR-C, which does not allow single-family detached housing.

7. The request furthers the following, additional policy regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

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

The request for NR-C would direct more intense commercial uses to the West Route 66 Activity Center which is an established and stable center and is located along a Premium/Major Transit Corridor (Central Ave.) corridor. Any new development facilitated by the zone change would be under IDO Regulations and would maintain appropriate density and scale of development.

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

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

The request would generally contribute to creating a healthy and sustainable community because it would facilitate development of a variety of commercial and industrial uses that would be accessible from the surrounding neighborhoods via designated Transit corridors, which encourages transit use, walking, and biking. The requested zone change is within the West Route 66 Activity Center, and would contribute to the redevelopment of a vacant parcel.

- B. 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.

The request would facilitate redevelopment and development within the West Route 66 Activity Center, which is within walking distance of several neighborhoods of single-family dwellings. Any goods, services, and amenities established at the site would be within walking



distance of this neighborhood and nearby neighborhoods. The subject site is located on Central Ave., which is well served by transit, its location promotes transit use, pedestrian access, walkability, and multiple modes of travel including biking and vehicle access

- C. Sub-Policy 5.2.1(b): Encourage development that offers choice in transportation, work areas, and lifestyles.

The request would facilitate development that offers choice in transportation, work areas, and lifestyles because the subject site is located near several neighborhoods and is located along a Premium/Major Transit Corridor (Central Ave.) corridor which offers consistent transit services. Nearby residents can choose to bike, walk, or drive a car to the development to shop or work.

- D. Sub policy 5.2.1 (j): Discourage zone changes to commercial, industrial, or office uses outside of Centers and Corridors.

The request would facilitate a zone change to NR-C, which includes commercial, industrial, office, and other uses as described above. The subject site is located within an Activity Center and along a Major/Premium Transit Corridor, where more intense development is encouraged.

9. The request furthers the following Goals and policy regarding infill and efficient development patterns in Chapter 5-Land use.

- A. 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 promotes development that maximizes utility of existing infrastructure because the subject site is located within the West Route 66 Activity Center. This Activity Center is largely developed and is ready to take on uses allowed in the NR-C zone. The subject site is currently vacant. The zone change request would facilitate the use of existing infrastructure and is generally an efficient use of land. The request also maximizes existing public facilities because it is located along a Premium/Major Transit Corridor (Central Ave.) and is served by consistent and reliable public transit.

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

The request supports additional growth in an area with existing infrastructure because the subject site is located in the West Route 66 Activity Center, which is largely developed. The subject site is currently vacant, the zone change request facilitates growth served by existing infrastructure. The subject site is located on a Premium/Major Transit Corridor (Central Ave.) and has consistent and reliable public transit, and promotes the use of public facilities.

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



The request discourages growth in areas without existing infrastructure and public facilities by facilitating growth in an Area of Change and an Activity Center where growth and development are desired. The subject site is located within a well-established area of the City, where there are existing infrastructure and public facilities.

10. The request furthers the following Goal, policy, and sub-policies regarding city development areas in chapter 5-Land Use.

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

The subject site is located in West Route 66, a designated Activity Center within an Area of Change. The request for Non-Residential – Commercial would introduce additional commercial services to serve the nearby community and would encourage and direct potential growth to an area where it is desired.

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

The request furthers the above policy because it facilitates and directs growth and more intense commercial uses to the West Route 66 Activity Center, which is located along an established Premium/Major Transit Corridor (Central Ave.). The zone change from MX-M to NR-C would allow more intense commercial/light industrial uses to be established within the West Route 66 Activity Center.

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

The zone change from MX-M to NR-C allows for more intense commercial uses such as big-box stores, and hardware stores which often provide employment opportunities.

11. The request furthers the following Goal, and policy regarding placemaking in chapter 8-Economic Development.

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

The request would facilitate development of the subject site with uses allowed in the NR-C zone district. Non-residential uses can facilitate the creation of places where business and talent will stay and thrive because the subject site is located on the Westside where jobs are disproportionate to single-family dwellings and the request could facilitate the creation of new jobs.

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

The request would encourage an economic development effort that could improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy because the NR-C zone allows uses such as commercial, offices, and light industrial. The said uses



would help provide employment opportunities west of the Rio Grande, and would generally encourage a diverse economy.

12. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding Centers and Corridors, Desired Growth, Development Areas, Activity Centers, Land Uses, Efficient Development Patterns, City Development Areas, Infill Development, Leap Frog Development, Placemaking, Diverse Places, and Resilient Economy.
- B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.
- C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.
- D. Criterion D: The applicant compared the existing MX-M zoning and the proposed NR-C zoning. Uses that would become permissive under the NR-C zone, which are not currently allowed, are Kennel, Nursery, Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, Self-storage, Other outdoor entertainment, Building and home improvement materials store, General retail (large), Light manufacturing, Recycling drop-off bin facility, Warehousing, and Wholesaling and distribution center.  
  
The applicant discussed newly permissive uses that have potential to be harmful: Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, and Light manufacturing. The applicant discusses the applicable IDO Use-Specific standards and State laws that would adequately regulate these uses and mitigate any potential harm to the surrounding properties, the neighborhood, or the community. The response to Criterion D is sufficient.
- E. Criterion E: The request meets the requirement three, that the subject site will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. Further, the subject site is within an area of the city that has existing infrastructure. The response to Criterion E is sufficient.
- F. Criterion F: The subject site's location along Central Ave SW does provide some rationale for the request. However, this is not the primary reason. Rather, this rationale is tied to the policy analysis, which shows that the request furthers a preponderance of applicable Goals and policies regarding complete communities, development patterns, redevelopment,



Corridors, and economic development and is more advantageous to the community than the current zoning designation. The response to Criterion F is sufficient.

- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Nor is the justification based completely or predominantly upon the cost of land. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them and that the proposed zoning is more advantageous to the community
- H. Criterion H: The NR-C zone would not apply a zone different from the surrounding zone districts and therefore would not create a spot zone. NR-C zoning exists directly to the east and south of the site.
13. The applicant's policy analysis adequately demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
14. The affected neighborhood organizations is the Los Volcanes Neighborhood Association and was notified as required. Property owners within 100 feet of the subject site were also notified as required.
15. As of this writing, Staff has not received any correspondence or phone calls and is unaware of any opposition.

***RECOMMENDATION - RZ-2022-00038, August 18, 2022***

**APPROVAL of Project #: 2022-007299, Case #: 2022-00038, a zone change from MX-M to NR-C, for Tract 54, Unit 6, Atrisco Grant and All Vacated Stinson SW Adjacent; Tract 55, Unit 6, Atrisco Grant Subdivision; and Tract I, Plat of Tracts A Through I, Coors Plaza (being a replat of Tracts 56, 57, 58, and 90, Portions of Tracts 59 & 60, Tract B, Town of Atrisco Grant, Unit 6 and a portion of Airport Drive SW), located at 7320, 7226 and 7110 Central Ave. SW, between 75th St SW. and Coors Blvd. SW), based on the preceding Findings.**

---

*Sergio Lozoya*  
**Sergio Lozoya  
Current Planner**

Notice of Decision cc list:

cc:

Consensus Planning, [cp@consensusplanning.com](mailto:cp@consensusplanning.com)



Los Volcanes NA, Jenny Sanchez, [jennybsanchez1@q.com](mailto:jennybsanchez1@q.com)  
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EPC file



## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

**Zoning / Code Enforcement**

**Long Range Planning**

**Metropolitan Redevelopment**

**Transportation Development Review Services**

### ***CITY ENGINEER***

**Hydrology**

**Transportation Development Services**

### ***MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION***

### ***POLICE DEPARTMENT/PLANNING***

### ***SOLID WASTE MANAGEMENT DEPARTMENT***

**Project # PR-2022-007299 RZ-2022-00038 – Zoning Map Amendment (Zone Change)---**No comment at this time.

### ***TRANSIT DEPARTMENT***

ABQ RIDE wishes to express our concern with this zone change because the proposed change is inconsistent with adopted plans and policies. The site is located within the West Route 66 Activity Center. The ABC Comp Plan defines Activity Centers as providing convenient day-to-day services within a 20-minute walk or short bike ride that are designed at the neighborhood scale. Activity centers are intended to provide a mix of commercial and residential uses at a slightly higher density than existing single-family homes.

Mixed-use and multi-family are appropriate in an Activity center. The request would remove opportunity for multi-family development and convenient day-to-day commercial and service uses. Light-industrial uses are not listed as being an appropriate use for an

Activity Center. This location is also along a Premium Transit Corridor, with the highest transit service in the City. By definition, this location is particularly well suited for a mix of residential, commercial, and service uses.

### ***PARKS AND RECREATION***

### ***ABC WATER UTILITY AUTHORITY (ABCWUA)***

No adverse comment to the major amendment.

For information only:

Pro Rata due on property, 1287.22 for water, 0 for sewer for a total of 1287.22

30-inch CCYL transmission main on the Southside of the lot.

Please send a request for availability for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. The



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

***ALBUQUERQUE PUBLIC SCHOOLS***

- a. EPC Description: RZ-2022-00038—Zoning Map Amendment (Zone Change).
- b. Site Information: Atrisco Grant Subdivision, Lot 54 & 55 and Coors Plaza Subdivision, Unit 6 and Lot 1.
- c. Site Location: 7320, 7226, 7110 Central Ave. SW, between Central Ave. SW and Coors SW.
- d. Request Description: Request for a zoning map amendment from MX-M (Mixed Use Moderate Intensity) to NR-C (Non-Residential Commercial), to be developed for light industrial, warehouse, and distribution.
- e. No comment.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)***

No adverse comments to the zone change. This site is located within the Amole-Hubbell DMP in the Atrisco Park subwatershed. That watershed is limited to 0.1 cfs/acre discharge; the grading and drainage plan will need conformance to this discharge restriction.

***COUNTY OF BERNALILLO***

***MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)***

***MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)***

MRMPO has no adverse comments. For informational purposes:

The MTP identifies Atrisco Business Park as a Reinvestment Center which is defined as, “Existing long-time hub of activity but targeted for relatively new development or additional activity.”

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PNM COMPANY***

There are PNM facilities and/or easements around the entire perimeter of the site, most notably along Central Avenue and the site’s western edge. There is a major substation at the southwest corner of the site.

It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

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



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**

No comment.

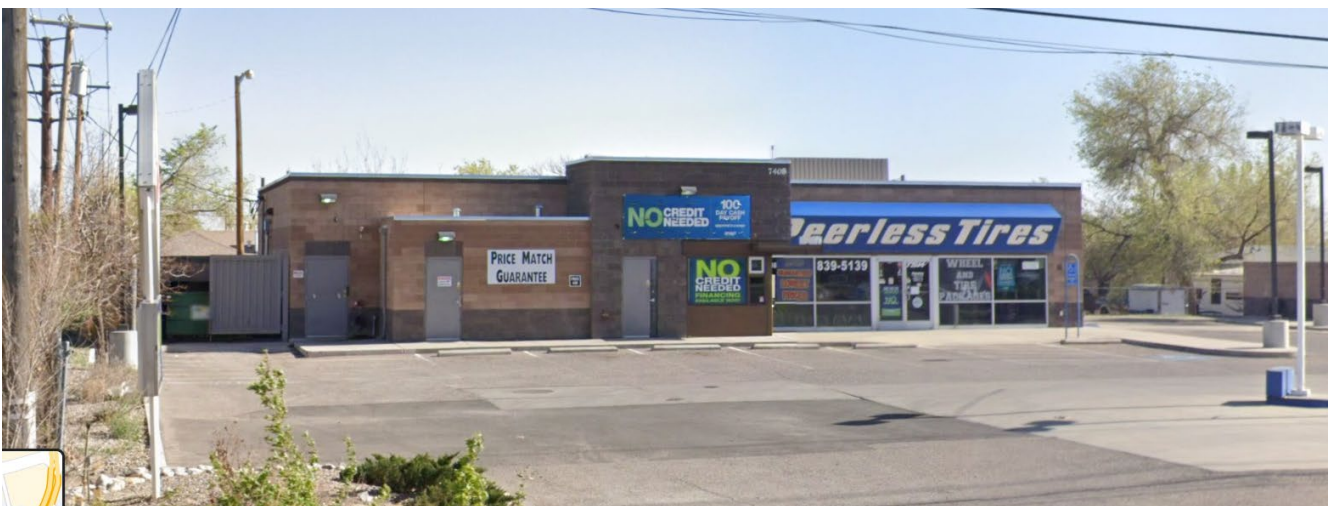




**Figure 1: At the northeast corner of the subject site, facing southwest.**



**Figure 2: At the eastern boundary of the site, facing north.**



**Figure 3: Business located adjacent east of the subject site.**





**Figure 4: Looking south east at the northwest corner of the subject site.**



**Figure 5: Looking towards the adjacent NR-C parcel to the east of the subject site.**



**Figure 6: Looking north across Central Ave SW towards adjacent religious institution.**



## HISTORY



# CITY OF ALBUQUERQUE

## EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-172 ENACTMENT NO. 6-2009.038

SPONSORED BY: Ken Sanchez, Isaac Benton

### RESOLUTION

AMENDING THE WEST ROUTE 66 SECTOR DEVELOPMENT PLAN TO BRING IT INTO CONFORMANCE WITH SOUTHWEST ALBUQUERQUE STRATEGIC ACTION PLAN AND WEST SIDE STRATEGIC PLAN POLICIES, PRIORITIES, AND SUGGESTIONS WITH TEXT AMENDMENTS AS PROPOSED ON PAGES 3-31-3-39 OF THE SOUTHWEST ALBUQUERQUE STRATEGIC ACTION PLAN.

WHEREAS, in October 1987 the City of Albuquerque adopted the West Route 66 Sector Development Plan; and

WHEREAS, the City Council has the authority to adopt and amend sector development plans; and

WHEREAS, on July 10, 2008 the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended to the City Council approval of amendments to the West Route 66 Sector Development Plan with conditions; and

WHEREAS, West Route 66 Sector Development Plan text amendments that add community and neighborhood activity center zoning designations and mixed-use zoning that may be applied voluntarily to designated community and neighborhood activity centers will help concentrate moderate-density mixed land use and social and economic activities to reduce urban sprawl, auto travel needs, and service costs and enhance the identity of Albuquerque and the Southwest Albuquerque Community and support Albuquerque/Bernalillo County Comprehensive Plan policies in Section II.B.7 concerning Activity Centers; and

WHEREAS, text amendments to allow cross streets in activity centers that are located on limited-access streets will foster a transportation network and commercial development design that enables residents to choose walking, bicycling, and taking public transportation to improve air quality, safeguard



1 public health and enhance quality of life and supports Comprehensive Plan  
2 policies in Sections II.C.1 and II.D.4; and

3 WHEREAS, text amendments to limit the geographic coverage of  
4 repetitions of one housing type (single-family detached house, single-family  
5 attached, or multiple-family) will support a mixture of housing types that form  
6 diverse neighborhoods and support Comprehensive Plan policies in Section  
7 II.D.5; and

8 WHEREAS, text amendments to improve pedestrian, bicycle and vehicle  
9 travel efficiency and safety support Comprehensive Plan policies in Section  
10 II.D.4; and

11 WHEREAS, the primary goal for Southwest Albuquerque expressed in the  
12 Southwest Albuquerque Strategic Action Plan, a proposed new section of the  
13 West Side Strategic Plan, is to become a complete community and the West  
14 Route 66 Sector Development Plan area lacks many of the elements necessary to  
15 assist Southwest Albuquerque in reaching that goal; and

16 WHEREAS, the building blocks for community transformation are a  
17 convenient transportation network for walking, bicycling, driving and public  
18 transportation; a network of community and neighborhood service areas;  
19 recognizable identity based on local natural and man-made elements; and  
20 neighborhoods that each include housing for a variety of households, public  
21 services, recreational areas, and shopping all conveniently located and designed  
22 for walking, bicycling, and vehicle access and the West Route 66 Sector  
23 Development Plan currently lacks sufficient guidance to help transform  
24 Southwest Albuquerque into a complete community; and

25 WHEREAS, the Environmental Planning Commission found the Sector  
26 Development Plan amendment was not in conflict with any applicable plans  
27 including the Albuquerque/Bernalillo County Comprehensive Plan; and

28 WHEREAS, there is general support for the proposed amendments.

29 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
30 ALBUQUERQUE:

31 Section 1. The *West Route 66 Sector Development Plan* is amended to  
32 include text amendments as proposed on pages 3-31 to 3-39 of the *Southwest*



1 *Albuquerque Strategic Action Plan* dated July 10, 2008 based on findings and  
2 conditions of approval.

3 Section 2. The *West Route 66 Sector Development Plan* is amended to  
4 include the following text and map amendments to ensure that it is consistent  
5 with proposed policies, maps, and regulations in the *Southwest Albuquerque*  
6 *Strategic Action Plan*:

- 7 a. The *West Route 66 Sector Development Plan* is amended to include a map  
8 indicating the general locations of designated activity centers in an  
9 appropriate part of the Plan.
- 10 b. The *West Route 66 Sector Development Plan* is amended to explain  
11 Community and Neighborhood Activity Center characteristics after SU-2  
12 Zones on page 58 of the Plan.
- 13 c. The *West Route 66 Sector Development Plan* is amended to create a  
14 Community Activity Center (CAC) mixed-use zoning district in ZONE  
15 CATEGORIES – SEGMENTS ONE, TWO AND THREE.
- 16 d. The *West Route 66 Sector Development Plan* is amended to create a  
17 Neighborhood Activity Center (NAC) mixed-use zoning district in ZONE  
18 CATEGORIES – SEGMENTS ONE, TWO AND THREE.
- 19 e. The *West Route 66 Sector Development Plan* is amended to improve  
20 pedestrian, bicycle and vehicle travel efficiency and safety in a new  
21 Chapter VI. SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS.

22 Section 3. FINDINGS ACCEPTED. The following findings for the Sector  
23 Development Plan amendments are adopted by the City Council:

- 24 a. The request is to amend the *West Route 66 Sector Development Plan* to  
25 ensure that it is consistent with proposed policies, maps, and regulations  
26 in the Southwest Albuquerque Strategic Action Plan, a proposed addition  
27 to the West Side Strategic Plan.
- 28 b. The *West Route 66 Sector Development Plan* zoning text amendments to  
29 introduce Community and Neighborhood Activity Center zoning districts  
30 and to limit repetition of one housing type in residential zones replace  
31 proposed text amendments to the Comprehensive City Zoning Code in a  
32 February 14, 2008 draft of the Southwest Albuquerque Strategic Action  
33 Plan but removed from the July 10, 2008 version of the Action Plan.



- 1 c. The *West Route 66 Sector Development Plan* subdivision and public right-  
2 of-way street design amendments to improve pedestrian, bicycle and  
3 vehicle travel efficiency, safety and comfort replace the proposed text  
4 amendments to the Subdivision Ordinance that were in a February 14, 2008  
5 draft of the Southwest Albuquerque Strategic Action Plan and were  
6 removed from the July 10, 2008 version of the Action Plan.
- 7 d. On July 10, 2008 the EPC voted 5 to 2 to recommend approval of *West*  
8 *Route 66 Sector Development Plan* text amendments and the following  
9 findings and conditions.
- 10 e. The following articles of the City Charter are furthered by the subject  
11 request:
- 12 1. The text amendments to the *West Route 66 Sector Development Plan*  
13 are exercises in maximum local government. The City Council has  
14 the authority to create development standards through legislative  
15 action (Article I).
- 16 2. The proposed text amendments to the *West Route 66 Sector*  
17 *Development Plan* are intended to further the interest of the public by  
18 insuring the proper use of land and promoting and maintaining an  
19 aesthetic and humane urban environment (Article IX).
- 20 f. Comprehensive Plan policy (II.B.7. Activity Centers) is furthered by the  
21 *West Route 66 Sector Development Plan* amendments to add a map to  
22 show designated activity centers and text amendments to create  
23 Community Activity Center and Neighborhood Activity Center zoning  
24 districts that will enable activity center development to help concentrate  
25 moderate-density mixed land use and social/economic activities to reduce  
26 urban sprawl, auto travel needs, and service costs.
- 27 g. The following West Side Strategic Plan goals are furthered by the subject  
28 request.
- 29 1. Goal 4 that land use considerations and overall growth and  
30 development concerns should be tied to infrastructure and funding  
31 considerations for realistic implementation.
- 32 2. Goal 5 that the Plan should recommend solutions for design and  
33 development issues, as well as cultural and environmental concerns



1 centers, add the following new Neighborhood Activity Center zoning  
2 district to ZONE CATEGORIES – SEGMENTS ONE, TWO AND THREE.”

3 g. *Action Plan* page 3-34, NAC Neighborhood Activity Center Zone,  
4 Permissive Uses, A.(1)(b) is amended to read: “Drive-up and drive-in  
5 facilities are not allowed.”

6 h. *Action Plan* page 3-34, NAC Neighborhood Activity Center Zone,  
7 Permissive Uses, A.(1) “(e) Uses or activities in a tent are not allowed.” is  
8 deleted.

9 i. *Action Plan* page 3-36, NAC Neighborhood Activity Center Zone, Building  
10 and Site Design (I)(1), is amended to read: “Ground floor commercial uses  
11 shall provide display windows on a minimum of 50 percent of ground floor  
12 building facades facing public and private streets, plazas, and private  
13 internal drives.”

14 j. *Action Plan* page 3-37, NAC Neighborhood Activity Center Zone, Usable  
15 Open Space (J)(2), is amended to read: “Usable open space for live/work  
16 units shall be a minimum of 80 square feet for each unit and shall be  
17 provided on the premises.”

18 k. *Action Plan* page 3-38, SUBDIVISION AND PUBLIC RIGHT-OF-WAY  
19 REGULATIONS, A.4., is amended to read: “Prohibit cul-de-sac, dead end,  
20 and similar street types where opportunities exist to provide through  
21 streets or stub streets with eventual connection to neighboring properties,  
22 trails, and major local, collector and arterial streets. The City Engineer may  
23 approve cul-de-sac and similar street types only when they are deemed  
24 appropriate due to constraining topography, unusual parcel configuration,  
25 or other overriding conditions. Provide Pedestrian Access Routes through  
26 cul-de-sac streets.”

27 l. *Action Plan* page 3-38, SUBDIVISION AND PUBLIC RIGHT-OF-WAY  
28 REGULATIONS, C.4., is amended to read: “The City Engineer may approve  
29 cul-de-sac and similar street types only when they are deemed appropriate  
30 due to constraining topography, unusual parcel configuration, or other  
31 overriding conditions. Limit the maximum length of a cul-de-sac to 600 feet  
32 and the number of dwelling units served by a cul-de-sac to 24.”



- 1 m. *Action Plan* page 3-38, SUBDIVISION AND PUBLIC RIGHT-OF-WAY  
2 REGULATIONS, D. is amended to read: "Provide pedestrian and bicycle  
3 access to and within Activity Centers and other local destinations by using  
4 public right-of-way design standards in the future *Great Streets Facility*  
5 Plan that make arterial and collector streets conducive to facing buildings  
6 toward them."
- 7 n. *Action Plan* page 3-39, SUBDIVISION AND PUBLIC RIGHT-OF-WAY  
8 REGULATIONS, E.2. illustration for Right-Turn slip Lane Design is  
9 amended to change the title "Proposed Way" to "Preferred Way."
- 10 o. On *Action Plan* page 3-39, add "F. Coordinate utilities infrastructure as  
11 appropriate with all affected utility companies. 1. Provide adequate  
12 clearance for the safe operation, maintenance and repair of all utilities per  
13 NESC standard. 2. Establish adequately wide and appropriately located  
14 public utility easements (PUEs) to accommodate the extension of public  
15 utility facilities and to ensure the safety of the public and utility crews who  
16 maintain and repair facilities per NESC standard. Transmission facilities  
17 are not included in PUEs."

18 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
19 clause, word or phrase of this resolution is for any reason held to be invalid or  
20 unenforceable by any court of competent jurisdiction, such decision shall not  
21 affect the validity of the remaining provisions of this resolution. The Council  
22 hereby declares that it would have passed this resolution and each section,  
23 paragraph, sentence, clause, word or phrase thereof irrespective of any  
24 provisions being declared unconstitutional or otherwise invalid.

25  
26  
27  
28  
29  
30  
31




1 PASSED AND ADOPTED THIS 2<sup>nd</sup> DAY OF March, 2009  
2 BY A VOTE OF: 7 FOR 0 AGAINST.  
3

4 Excused: Cadigan, O'Malley  
5

6  
7   
8 Isaac Benton, President  
9 City Council  
10

11  
12  
13 APPROVED THIS 24<sup>th</sup> DAY OF March, 2009  
14

15  
16 Bill No. R-08-172  
17

18   
19 Martin J. Chavez, Mayor  
20 City of Albuquerque  
21

22 ATTEST:  
23

24   
25 City Clerk  
26  
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33



ZONING

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

ZONING

Please refer to IDO Section 14-16-2-5(A) for the NR-C Zone  
District



## APPLICANT INFORMATION





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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input 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"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Brunacini Development		Phone: 505 833 6046
Address: 7550 Meridian Place NW		Email: abrunacini@brunacini.com
City: Albuquerque	State: NM	Zip: 87121
Professional/Agent (if any): Consensus Planning		Phone: 505 764 9801
Address: 302 8th Street NW		Email: frank@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	

### BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment from MX-M to NR-C

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

See Attached for full descriptions of each property

Lot or Tract No.: Lot 54 and 55 Town of Atrisco Grants Sub. Unit 6 +	Block:	Unit:
Subdivision/Addition: Lot 1 Coors Plaza Subdivision	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning: MX-M	Proposed Zoning: NR-C
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 13.5913

### LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

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

Signature:	Date:
Printed Name: Jim Strozier	<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 #



Lot or Tract #	54	55	I
Subdivision	Atrisco Grant	Atrisco Grant	Atrisco Grant
Zone Atlas Page	K10	K10	K10
Existing Zoning	MX-M	MX-M	MX-M
Proposed Zoning	NR-C	NR-C	NR-C
Unit	6	6	6
Total Area	4.91 acres	4.73 acres	3.9513 acres
UPC Code	101005730614640512	101005732815040514	101005734815440516
Legal Description	TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT	TR 55 UNIT 6 ATR GRT CONT 5 AC	TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCOGRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC
Situs Address	7320 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041	7226 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041	7110 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041



## 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

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

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature: 

Date: 5/7/2022

Printed Name: Jim Strozier

☐ Applicant or ☐ Agent

**FOR OFFICIAL USE ONLY**

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:





## PRE-APPLICATION MEETING NOTES

PA#: \_\_\_\_\_ Notes Provided (date): \_\_\_\_\_

Site Address and/or Location: \_\_\_\_\_

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

Request \_\_\_\_\_  
\_\_\_\_\_

### Basic Site Information

Current Use(s): \_\_\_\_\_ Size (acreage): \_\_\_\_\_

Zoning: \_\_\_\_\_ Overlay Zone(s): \_\_\_\_\_

### Comprehensive Plan Designations

Development Area: \_\_\_\_\_ Corridor(s): \_\_\_\_\_

Center: \_\_\_\_\_ Near Major Public Open Space (MPOS)?: \_\_\_\_\_

### Integrated Development Ordinance (IDO)

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

Proposed Use(s): \_\_\_\_\_

Use Specific Standards: \_\_\_\_\_

Applicable Definition(s): \_\_\_\_\_

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

### Notice

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

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

### Process

Decision Type(s) (see IDO Table 6-1-1): \_\_\_\_\_

Specific Procedure(s)\*: \_\_\_\_\_

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

Decision Making Body/ies: \_\_\_\_\_ Is this a PRT requirement? \_\_\_\_\_

### Handouts Provided

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

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



## **Definitions**

### **Light Manufacturing**

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



George Brooks  
Trustee  
Dixon Family Trust  
6/23/2022

Re: Zone Map Amendment

To Whom it May Concern:

Consensus Planning, Inc. on behalf of Brunacini Development is seeking a Zoning Map Amendment for three distinct parcels located at 7320, 7226, and 7110 Central Avenue Southwest. These parcels are owned by the Dixon Family Trust and Brunacini Development has entered into an agreement to purchase the property. The current zone designation is MX-M (Mixed Use Medium Intensity) and the request is seeking to change the zoning for all three parcels to NR-C (Nonresidential Commercial). The properties are legally described as:

1. TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT
2. TR 55 UNIT 6 ATR GRT CONT 5 AC
3. TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCOGRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC

In the above matter Consensus Planning is engaged on behalf of Brunacini Development.

Sincerely,

George Brooks,  
Trustee Dixon Family Trust

By:

George A Brooks

Printed Name:

George A Brooks

Title:

Trustee Dixon Family Trust





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** \_\_\_\_\_

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: K10 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 54,55 Atrisco Grant Subdivision, Tract I Coors Plaza Subdivision

Development Street Address: 7320,7226,7110 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041

**Applicant:** Consensus Planning Contact: Avery Frank

Address: 302 8th Street Abq NM

Phone#: 505 764 9801 Fax#: \_\_\_\_\_

E-mail: frank@consensusplanning.com

### Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: Current zoning MX-M

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

Change of Zoning: (☒)

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

Describe development and Uses:  
Light industrial manufacturing development

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): Two proposed buildings: 110,000 sq. ft. and 80,000 sq. ft.

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

ITE Trip Generation Land Use Code \_\_\_\_\_

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

ITE Land Use #110  
General Light Industrial  
AM peak 71 trips  
PM peak 58 trips



Adjacent Roadway(s) Posted Speed: Street Name Central Ave Posted Speed 30 mph  
Street Name Posted Speed

*\* 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: Central Avenue Major Transit Corridor  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Route 66 Activity Center  
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 24,350 total Volume-to-Capacity Ratio (v/c): am east + west 0-0.75  
(if applicable) pm east + west 0.25-0.75

Adjacent Transit Service(s): 66, 766, 92, 155, 54, 94 Nearest Transit Stop(s): route 66 near airport road and 75th.

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: \_\_\_\_\_  
(bike lanes, trails)

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: See GIS map.

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](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 ☒

Thresholds Met? Yes [ ] No ☒

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

Notes:

M. P. E.

3/28/2022

TRAFFIC ENGINEER

DATE

### **Submittal**



The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto: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 volume to capacity (v/c) ratio on this form.









July 6, 2022 (Updated August 8, 2022)

Mr. Tim MacEachan, Chair  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC on behalf of Brunacini Co. The request is made up of three contiguous parcels totaling approximately 13.6 acres and are currently zoned MX-M. The properties are legally described with a situs address of; *7320 Central Avenue SW, Tract 54, Subdivision Town of Atrisco Grant, 7226 Central Avenue SW, Tract 55, Subdivision Town of Atrisco Grant, and 7110 Central Avenue SW, Tract I, Subdivision Coors Plaza*. This request is seeking to rezone all three parcels to NR-C to allow for light industrial manufacturing uses.

The request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.



*Subject Site*

#### PRINCIPALS

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



## PLANNING CONTEXT:

The subject site is located near the corner of Amanda Street and Central Avenue SW, comprising 3 Lots totaling an estimated 14 acres in size. The site is vacant and issues with illegal dumping and loitering habitually affect the site. Historical aerial imagery from 1935 to the present shows the site has remained vacant and unused. Sometime between 1961 and 1996 the surrounding Skyview West residential neighborhood was constructed. There is a DRB project with case number 1001620 but no project files are available for review.



*Street View of Subject Property*

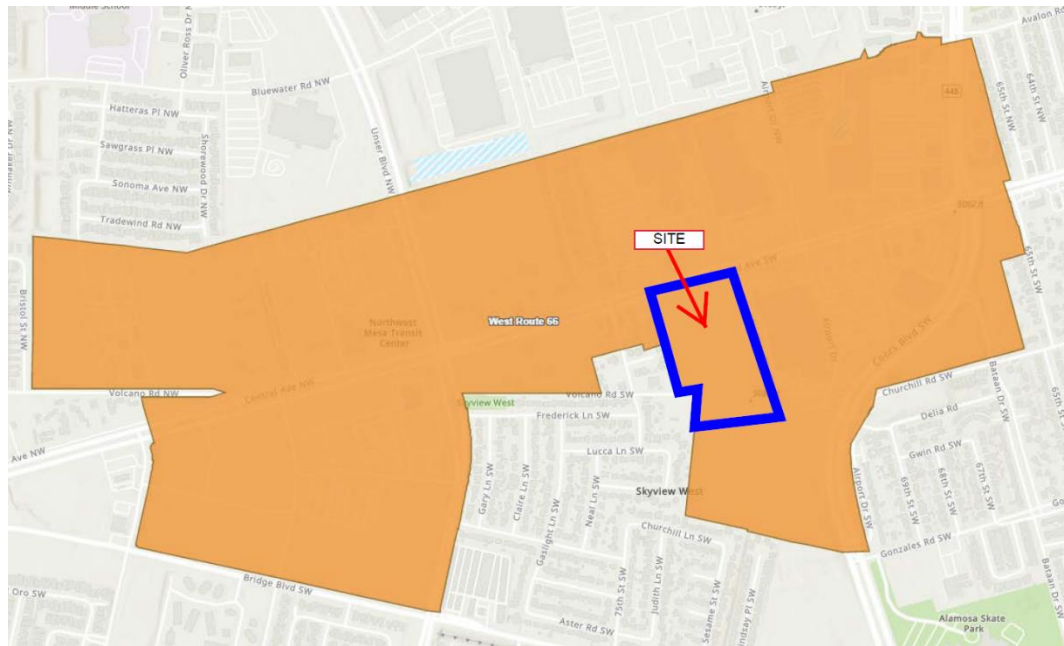
The property is part of the Southwest Mesa Community Planning Area. The ABC Comprehensive Plan defines the Southwest Mesa CPA as a developing area with suburban subdivisions, notable vistas, and a connection to the West Mesa Vista. Design and character considerations for the Southwest Mesa CPA are the arid mesa environment, views of the surrounding geological features such as the Sandias the Bosque, and the city lights to the east at night.

The subject property is situated in between the existing Skyview West Neighborhood and the old Verizon call center. The site is within 660 feet of the Central Avenue Major Transit Corridor. The Central Avenue Main Street Corridor ends at the intersection of Coors Boulevard SW and Central Avenue SW which is one and a half blocks away from the site. Additionally, the site is outside of the 660-foot radius of Premium Transit Station designation as the Coors premium station is at the intersection of Coors and Central.

The site is within the West Route 66 Activity Center. The ABC Comp Plan defines Activity Centers as providing convenient day-to-day services within a 20 min walk or short bike ride that are designed at the neighborhood scale. Activity centers are intended to provide a mix of commercial and residential uses at a slightly higher density than existing single-family homes. Mixed-use and multi-family are



appropriate in an Activity Center and building heights should remain under 3 stories. Moreover, the site is located in a City Development Area of Change. The ABC Comp Plan defines Areas of Change as designated Centers and Corridors along with Metropolitan Redevelopment Areas and Master Planned Areas that can accommodate urban growth and expansion in an effort to preserve existing single-family neighborhoods. Areas of Change allow for mixed uses and the development of higher density and intensity that can be supported by multi-modal transportation.



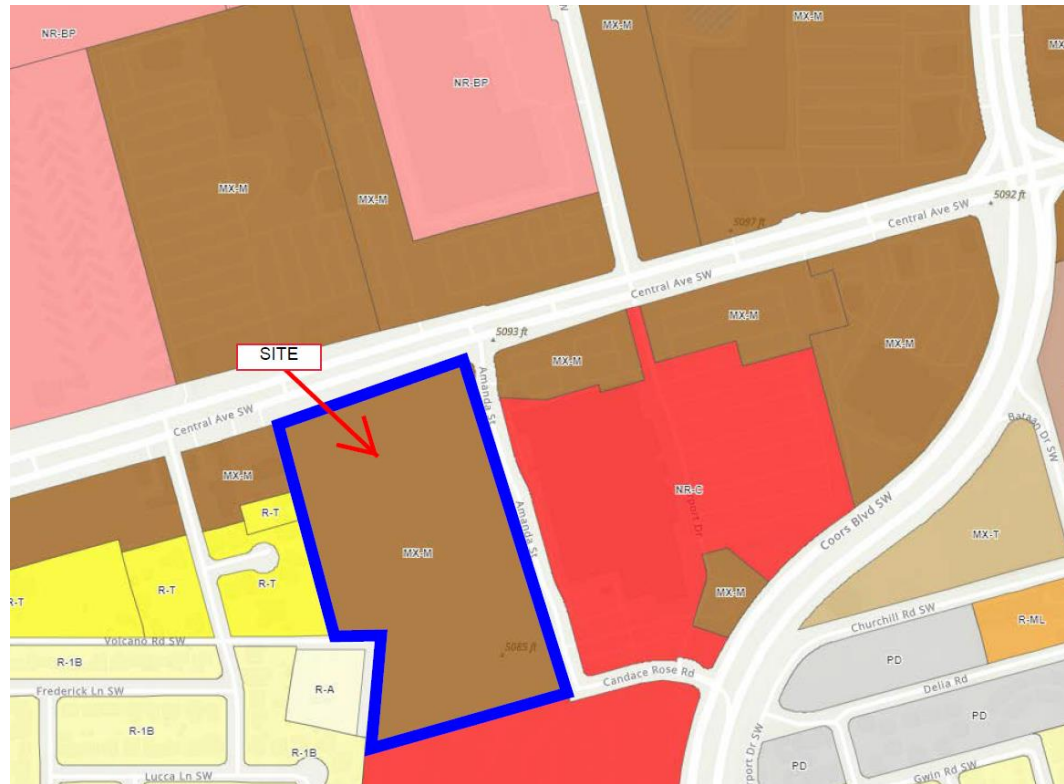
*West Route 66 Activity Center*

### **ZONING AND LAND USE:**

The subject site is currently zoned MX-M (Mixed-Use Moderate Intensity). The IDO defines MX-M as intended to provide an array of moderate-intensity retail, commercial, and institutional uses along with moderate-density residential uses. Taller buildings are encouraged along corridors and in centers. Along Central Avenue, MX-M is the predominant zone designation. On the north side of Central Avenue, there are large portions of NR-BP (Non-Residential Business Park) and MX-M. Additionally, on the north side of Central between 98<sup>th</sup> Street and Unser there is a residential R-1 and R-MC zone designation surrounded by the NR-BP zone to the north, a portion of the south, east, and west of the residential community. The existing residential land uses abutting NR-BP, which is fairly similar to NR-C, shows the overall safety of these two uses neighboring each other.

Directly adjacent to the site on the east and south sides of the lot are zoned NR-C (Non-Residential Commercial) with MX-M closer to Central and Coors. To the west of the site, the zoning is a mix of R-1B (Single-Family Residential Medium Lot Size) and R-T (Residential Townhome). The image below depicts the current zoning for the subject site and surrounding area.

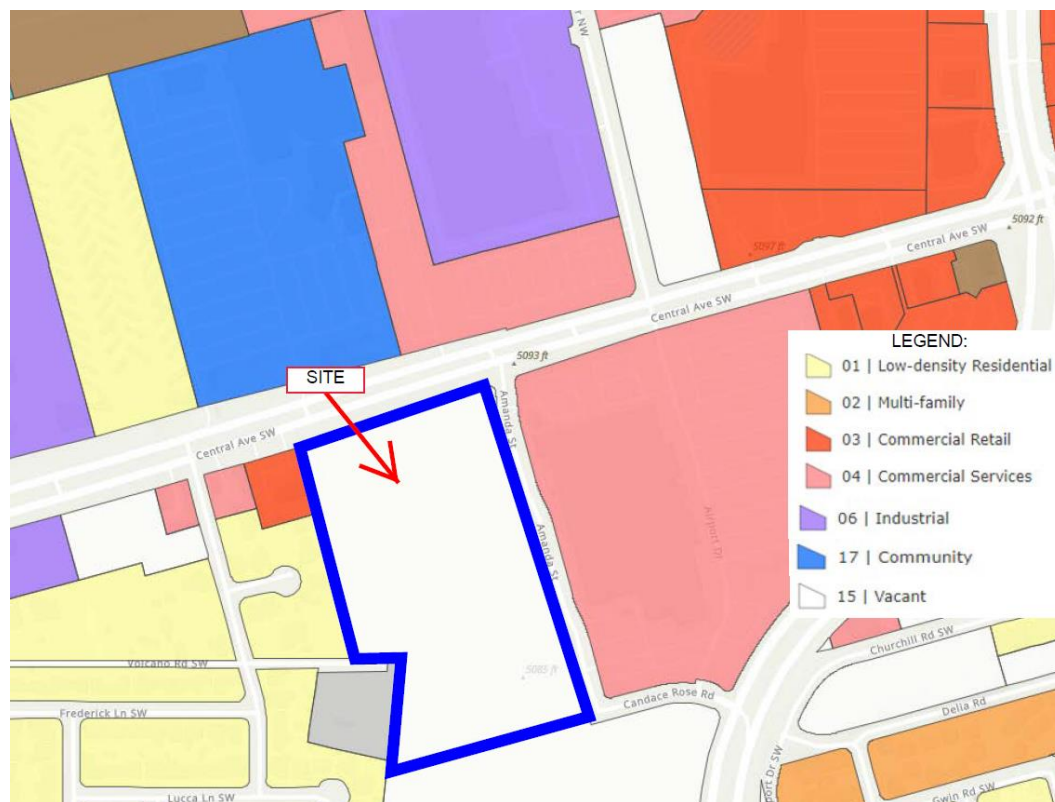




*Subject Site & Surrounding Zone Designation*

The subject site is currently and has been historically vacant. The surrounding land uses vary ranging from commercial, industrial, community, and residential. Directly to the west of the site, the land is predominately being used for residential purposes specifically single-family housing. There is a large church across the street on the north side of the site. There is a Smiths grocery store directly adjacent to the Church on the north side of Central Avenue. The Verizon call center is to the east of the site but has since closed and the land remains vacant. There is a small portion of multi-family housing to the southeast of the site near Coors Ave. This area has a mix of residential, mixed-use, and nonresidential business/industrial/commercial. The image below depicts the current land uses for the site and surrounding area.





*Subject Site & Surrounding Land Uses*

**TABLE 1. Surrounding Zoning and Land Use**

<b>NORTH</b>	MX-M, NR-BP	Community (religious), commercial services/retail, residential, industrial
<b>SOUTH</b>	NR-C,	Vacant
<b>EAST</b>	MX-M, NR-C, PD, MX-T, R1-C	Vacant commercial services building, commercial retail
<b>WEST</b>	MX-M, R-T, R-A, R-1B	Single-family housing, PNM substation, industrial.

## THE REQUEST

The applicant, Brunacini Co. seeks a Zone Map Amendment for approximately 14 acres of land consisting of three contiguous parcels to be used and developed for light industrial, warehouse, and distribution uses. Brunacini Company develops, constructs, and leases large-scale commercial and industrial properties for national, regional, and local companies. They are active in shaping the local and regional growth of the Albuquerque area through their medium to large-scale commercial/industrial projects massing over several million square feet of development over the years.

A conceptual rendering of what the proposed use could look like has been provided below. This visual is for conceptual purposes only and is not intended to represent the official site plan for the property. The subject site is currently



affected by crime, homelessness, and illegal dumping which residents have their voiced concerns about. The NR-C zone would allow the site to be developed with a light industrial use that could help to mitigate some of the potential issues affecting the site. Landscaping and stormwater ponding depicted in the image can act as a buffer for the existing residential neighborhood as well as a safety barrier for potential stormwater drainage. The proposed development would create more eyes on the area and the addition of adequate lighting could help to deter crime and other harmful activity.



*Conceptual Site Plan*

The current zone designation MX-M does not allow for the proposed light industrial use; therefore, this request seeks a zone change to NR-C. Residents of the Skyview West neighborhood raised concerns about potential uses they deemed harmful such as apartment buildings being built on the subject site. Information regarding meetings with residents has been provided as a subsequent memo to this application. The NR-C zone would ensure apartments could not be built while allowing the property to be developed with uses that could generate jobs, protect the community against crime, and beautify the streetscape through robust landscaping. The property is located west of the Rio Grande which is outlined in the ABC Comprehensive Plan goals and policies as





seeking to balance job and housing ratios. If approved this request would allow for the creation of jobs on Albuquerque's West Side through the proposed development.

### **INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA**

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

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

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

**Applicant response:** The proposed zone change from MX-M to NR-C is consistent with the health, safety, and general welfare of the City as shown by the fact that this zone change furthers numerous ABC Comprehensive Plan Goals and Policies. The Goals and Policies supported range from and include desired growth along centers and corridors, support for local business and entrepreneurship, West Side job creation (jobs/housing balance), infill development, directing growth to areas of change, and improving the economic base of the City.

### **ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN**

This request is aligned with the scale, character, and current land uses of the surrounding neighborhood. Approval of the requested zone change from MX-M to NR-C is advantageous to the surrounding communities as conveyed by the ABC Comprehensive Plan. The following section provides an analysis of the relevant ABC Comprehensive Plan goals and policies that confirm the advantages of the proposed zone change for the surrounding communities.

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

**Applicant Response:** The subject site is in the West Route 66 Activity Center as well as the Central Avenue Major Transit Corridor. Activity Centers are meant to provide convenient day-to-day services to residents within a 20-minute walking distance or a short bike ride. An imbalance between housing and jobs has been noted in the ABC Comprehensive Plan and the proposed zone change could help to facilitate a balance between job creation and housing as residential uses are not allowed in the NR-C zone. However, the NR-C zone does allow Live/Work housing as a conditional accessory use which can further help to achieve the desired balance between housing and jobs.

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



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

**Applicant Response:** The Skyview site is in both an Activity Center (West Route 66) and Major Transit Corridor (Central Ave. and Coors Boulevard) making it a prime location to capture regional growth and help shape the built environment. This request helps to shape the built environment into a sustainable development pattern because the NR-C zone would allow for an increase in job creation on the west side through a variety of retail, commercial, and light industrial uses as compared to the MX-M zone while inhibiting residential land uses which can help to achieve a balance between housing and employment opportunities.

This request meets sub criteria c) as it encourages employment density and job creation along the Central Corridor and the West Route 66 Activity Center which will help to discourage development within the urban edges. The requested zone change will allow for a variety of commercial and light industrial uses that can help to encourage employment density in the area.

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

**Applicant Response:** This Zone Map Amendment request helps to foster communities where residents can live, play, and work together by creating a balance between jobs and housing west of the Rio Grande. The request allows for the development of the subject site which is currently vacant with a variety of different land uses. The proposed development under the NR-C zone would provide an increase in employment opportunities for nearby residents while minimizing housing in an effort to achieve a stable balance between the two.

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

**Sub policy b)** Encourage development that offers choice in transportation, work areas, and lifestyles.

**Sub policy j)** Discourage zone changes to commercial, industrial, or office uses outside of centers and corridors.

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

**Applicant Response:** The request can contribute to creating healthy, sustainable, distinct communities with a mix of uses as the NR-C zone allows a variety of retail and commercial uses that would be accessible from surrounding residential neighborhoods. Additionally, the subject site is located within a Major Transit Corridor (Central Ave. and Coors Boulevard) and the allowable uses can help to encourage transit ridership as well as multi-modal transportation such as walking or biking along the corridor.

This Zone Map Amendment request meets sub-criteria b) as it helps to encourage development that offers a choice in transportation and work areas as



a portion of the site is located just over ¼ mile to the Premium Transit Station in addition to being situated along a Major Transit Corridor. This will allow multimodal access to the site.

This request meets sub-criteria j) as the site is in both an activity center (Route 66) and a Major Transit Corridor (Central Ave. and Coors Boulevard) which will be advantageous to the proposed uses.

This request meets sub-criteria n) as it encourages more productive uses of vacant lots. Records indicate the site has remained vacant from as far back as 1936 to the present day. The proposed zone change allows the site to be developed for commercial, retail, and light industrial uses which will be a productive use of land and create jobs for the surrounding community while increasing the economic vitality of the area.

**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.

**Applicant Response:** This request promotes development patterns that maximize the utility of existing infrastructure by utilizing the existing streets of Central Avenue and Amanda Street as access points for the proposed development, which will not adversely impact the residential neighborhood to the west.

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

**Applicant Response:** The Zone Map Amendment supports infill development as the site is in an Area of Change and surrounded by existing development. Changing the zone designation to NR-C will allow additional growth and efficient use of the land as the site has historically and is currently vacant. The site has existing road infrastructure comprised of Central Avenue and Amanda Street which will adequately serve the proposed industrial development without adversely impacting the neighbors to the west.

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

**Applicant Response:** The Skyview site is located west of the Rio Grande; therefore, this Zone Map Amendment helps to facilitate the creation of jobs on Albuquerque's West Side where they are needed. This request, if approved, will help to balance the job-to-housing ratio on the West Side as the current zone designation of MX-M allows for moderate-intensity multi-family housing as a permissive primary and the NR-C zone does not.

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

**Sub policy a)** Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.



**Applicant Response:** This Zone Map Amendment helps to foster employment opportunities on the West Side by allowing for the development of a vacant, infill property with commercial, retail, or light industrial uses through the NR-C zone. The MX-M zone allows for residential uses as a permissive primary use which can negatively impact the balance between jobs and housing on the west side.

This request meets sub-criteria a) by seeking to change the existing zoning from MX-M to NR-C which will inhibit residential uses and promote commercial retail, and industrial uses to effectively help facilitate job growth in this area.

**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.

**Applicant Response:** This request seeks to change the current zone designation from MX-M to NR-C which will allow for commercial and/or light industrial manufacturing uses on vacant land. The Skyview site is located entirely in an Area of Change; therefore, this request helps to direct growth to Areas of Change.

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

**Sub policy b)** Encourage development that expands employment opportunities.

**Sub policy e)** Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

**Sub policy f)** Minimize potential negative impacts of development on existing residential uses with respect to noise stormwater runoff, contaminants, lighting, air quality, and traffic.

**Applicant Response:** This Zone Map Amendment request helps to direct growth to Centers and Corridors as the Skyview site is located entirely in an Area of Change as well as being situated within the West Route 66 Activity Center, and Central Avenue and Coors Boulevard Major Transit Corridors.

This request meets sub-criteria b) as it will encourage development that expands employment opportunities through the NR-C zone designation which allows for commercial, industrial, and retail uses while not allowing residential uses.

This request meets sub-criteria e) as it encourages job creation near freight routes because the site has easy access from I-40 to Central Avenue which links directly to the site.

This request meets sub-criteria f) as the landscape and stormwater requirements outlined in the IDO will help to minimize any potential negative impact on surrounding communities. Development of this vacant land will also address concerns expressed by the neighborhood concerning drainage that enters the site from the neighborhood to the west.



**Policy 5.6.4** Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

**Sub policy a)** Provide appropriate transitions between uses of different non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

**Sub policy b)** Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

**Applicant Response:** This Zone Map Amendment request provides transitions for development abutting Areas of Consistency as the NR-C zone has a lower maximum height restriction at 38 ft. and 55 ft. in a UC-MS-PT area as compared to MX-M which has a maximum height restriction of 48 ft. and 65 ft. in a UC-MS-PT area. The lower height of the NR-C zone will ensure views of the Sandia Mountains are maintained for nearby residents while allowing for a variety of commercial, retail, and light industrial uses that can help to create a sustainable balance of land uses.

This request meets sub-criteria a) as the IDO regulates the landscaping, setbacks, buffers, and height restrictions for the proposed development which will act as a transition between uses effectively protecting the character of the neighborhood.

This request meets sub-criteria b) as the IDO designates adequate buffers for the potential use and the NR-C zone will not allow for new multi-family residential uses that could increase noise and create different traffic patterns that adversely impact the adjacent homes.

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

**Sub policy a)** For Activity and Village Centers, ensure that infill and redevelopment are compatible with the character of the surrounding context and similar in height, mass, and volume to adjacent development.

**Sub policy b)** Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that are neighborhood-scale, well designed, appropriately located, and consistent with the existing development context and neighborhood character.

**Applicant Response:** This request helps to promote infill development that enhances the built environment and/or blends in style and building materials with the surrounding structures and streetscape of the block by following building guidelines and development standards as outlined in the IDO.

This request meets sub-criteria a) as the site is in the Route 66 Activity Center and the NR-C zone designation has a maximum building height of 38 ft. or 55 ft. in UC-MS-PT areas and the MX-M zone has an allowable height of 48 ft or 65 ft in UC-MS-PT areas. The surrounding residential neighborhoods zoned R-1 and R-T have a maximum building height of 26 ft. The NR-C zone is more compatible with the character and integrity of the surrounding neighborhood as compared to MX-



M which has a maximum building height of 48 – 65 ft. The specific use standards for NR-C in the IDO provide an additional layer of protection as well.

This request meets sub-criteria b) as the NR-C zone designation promotes building designs that are more compatible with the adjacent single-family neighborhoods compared to MX-M.

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

**Applicant Response:** This request will help to create places where business and talent will stay and thrive because the NR-C zone will help to facilitate the potential development of a currently vacant lot. The development of the subject site will result in a large investment into the area that can attract more potential businesses to the area. The re-zoning and development of this site will allow new and existing businesses to stay and thrive.

**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.

**Sub policy a)** Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

**Applicant Response:** This request fosters a range of different development intensities and uses to encourage economic development opportunities by expanding commercial, retail, and light industrial land uses to create more jobs.

This request meets sub criteria a) by investing in the Central Avenue Corridor and allowing for the creation of employment opportunities through the zone change to NR-C which will allow light industrial manufacturing and the creation of new jobs at a range of salary levels.

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

**Applicant Response:** The subject site is currently and has historically remained vacant which does not contribute economically to the city. This request helps to encourage economic development efforts that improve quality of life and foster a robust, resilient, and diverse economy because the NR-C zone allows for a variety of commercial, retail, and light industrial land uses that can help to generate revenue for the city. This request helps to encourage development in the West Route 66 Activity Center which can help to increase quality of life for existing residents by providing new development options for the property.

**Policy 8.1.5** Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

**Applicant Response:** This request seeks to rezone approximately 14 acres of land to NR-C which will allow for the creation of new jobs through the commercial, retail, and light industrial manufacturing use permitted within that zone. The site is located on the West Side in addition to being in an Area of





Change as well as a Major Transit Corridor and an Activity center all of which are targeted areas for new employment growth as outlined in the ABC Comprehensive Plan.

**Policy 8.2.1 Local Business:** Emphasize local business development.

**Applicant Response:** This Zone Map Amendment will emphasize local business as Brunacini Company is a local company that is seeking to develop new buildings that provide employment opportunities for the surrounding community through the proposed development as allowed under the NR-C zone.

**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 a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
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 site is located entirely in an Area of Change; therefore, 6-7(G)(3)(c) applies to this request.

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

**Applicant Response:** This request meets criteria three since the current zone designation MX-M allows for the creation of townhouses, live-work, and multi-family dwelling units as permissive primary which if developed will contribute negatively to the unequal housing to jobs ratio on the west side. The change to



NR-C will prevent the development of most dwelling unit types but allow for commercial, retail, and light industrial development which will generate jobs in that area. Live-work dwelling units are a conditional accessory use in the NR-C zone. Residents in the surrounding residential neighborhood expressed concern about the development of large-scale multi-family housing; therefore, the NR-C zone may help to appease the resident's concerns while still meeting the applicable goals and policies of the ABC Comp Plan and other applicable city plans.

In addition, the change to NR-C furthers several Comp Plan policies such as a resilient economy, infill development, sustainable land uses, and maintaining adequate portions of land zoned for commercial and retail uses as described above. Additionally, the request NR-C zone will help to direct growth where it is desired as the subject property's location is in an Area of Change, Major Transit Corridor, and Activity Center. Finally, the allowable heights in the NR-C zone are more consistent with the character and building form of the surrounding residential neighborhoods as compared to the MX-M zone.

**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 16-16-0 are associated with that use will adequately mitigate those harmful impacts.

**Applicant Response:** The requested zone of NR-C does not include permissive uses that would be harmful to adjacent properties. MX-M and NR-C have similar uses both of which can help to create complete vibrant communities. The major difference in these zones is the industrial uses. NR-C allows for light manufacturing which is prohibited in the MX-M zone and the MX-M zone allows multi-family residential (up to 4 stories in height) and NR-C does not. Currently, the parcel to the east side of the site is zoned NR-C and it has not created negative impacts on the surrounding communities. Additionally, the NR-C zone is more advantageous to job creation as it allows for industrial, commercial, and retail uses whereas MX-M inhibits industrial uses.

Uses that can be considered harmful to adjacent residential properties that are currently prohibited in the MX-M zone include heavy vehicle and equipment sales/repair and construction and contract facility yards. Uses that are prohibited in MX-M but would be conditional primary in NR-C are outdoor vehicle storage and amphitheaters. There are several uses that could be considered harmful to adjacent property owners that are permissive in NR-C and conditional in MX-M which include campground or recreational vehicle park, self-storage, building or home improvement stores, large general retail, warehousing, wholesaling, and distribution centers.

The three uses which will become permissive primary in NR-C that are currently prohibited in MX-M will be discussed further regarding their potential harm, in addition to two uses that were conditional primary in MX-M and will be primary permissive in the NR-C zone

1. Heavy vehicle and equipment sales, rental, fueling, and repair: The IDO requires that vehicle repairs, servicing, and maintenance be conducted



indoors which can help to mitigate the sounds and smells associated with this type of land use which adds extra safety protections for the nearby residents. Additionally, there are strict fueling regulations dictated by the EPA, State and local agencies such as the New Mexico Air Quality Control Board all of which help to ensure the safety and overall health of residents who may live nearby these types of uses. Finally, there are use-specific requirements defined in section 4-3(D)(17) of the IDO which will further regulate the use.

2. Construction and contractor facility yard: The IDO states this use can be conducted outdoors which could have a negative impact on surrounding residents due to noise. Section 4-3(D)(25)(c) of the IDO states that if this use is within 330 ft of a residential neighborhood it is subject to a conditional use permit and will need to go before the ZHE before it is granted. The subject property abuts a residential neighborhood; therefore, this use will become conditional.
3. Light manufacturing: IDO section 4-3(E)(4)(a) requires that this use be conducted within a fully enclosed portion of a building which can help to mitigate the negative effects of this use on neighboring residential properties. Section 4-3(E)(4)(b) states incidental storage areas are allowed outside of the fully enclosed portions of a building but must be screened from view from each property which further provides protections for residential neighbors. Additionally, there are edge and buffer requirements that will help to mitigate any negative impacts on surrounding residential neighborhood.
4. Warehousing: This use is currently conditional primary in the MX-M zone and will become permissive primary in the NR-C zone. Warehousing is described in the IDO as a building used primarily for the storage of goods for transport or distribution but not for sale to the general public. Traffic patterns should not be adversely impacted because of the warehousing use does not sell goods to the general public which will greatly limit the number of daily visits to the site. Additionally, this use will be subject to a traffic scoping analysis by the City Traffic Engineer to determine the potential impact on the surrounding roadways. Warehousing in general is conducted indoors which can help to mitigate any harmful impacts associated with this use.
5. Wholesale Distribution Center: This use is currently conditional primary in the MX-M zone and will become permissive primary in the NR-C zone. IDO section 4-3(E)(19)(a) states that this use is limited to 50,000 square feet of gross floor area in the NR-C zone if it is within a UC-MS-PT area. The subject site is part of the West Route 66 Activity Center; therefore, this policy will apply. Wholesaling is described in the IDO as a facility for the storage of goods and /or equipment for wholesale distribution not intended for direct sale to the general public. Similar to warehousing this use should not adversely impact traffic patterns because the number of site visits are limited due to not selling products to the general public. A traffic scoping analysis is required prior to this use being established which will further help to mitigate any harmful effects on neighboring residential properties.



For a complete comparison of all allowable uses in MX-M please refer to figure 1 below.

*Figure 1. Allowable Uses for MX-M compared to NR-C*

A=Permissive Accessory T= Temporary CA=Conditional Accessory  
P=Permissive Primary C=Conditional Primary Blank Cell=Not Allowed  
CV=Conditional if Structure is Vacant for 5 years or more

Allowable Uses	MX-M	NR-C
Dwelling, townhouse	P	
Dwelling, live-work	P	CA
Dwelling, multifamily	P	
Assisted living facility or nursing home	P	
Community residential facility, small/large	P	
Dormitory	P	
Group home small/medium	P	
Group home large	C	
Community center or library	P	C
Kennel	C	P
Nursery	A	P
Residential community amenity, indoor	P	
Campground or recreational vehicle park	C	P
Heavy vehicle and equipment sales, rental, fueling, and repair		P
Outdoor vehicle storage		C
Construction and contractor facility yard		P
Self-storage	C	P
Amphitheater		C
Residential community amenity, outdoor	P	
Other outdoor entertainment	A	P
Building and home improvement materials store	C	P
General retail large	C	P
Helipad	CA	A



Park-and-ride lot	P	C
Light manufacturing		P
Recycling drop-off bin facility	A	P
Warehousing	C	P
Wholesaling and distribution center	C	P
Family care facility	A	
Home occupation	A	
Independent living facility	A	
Other use accessory to residential primary use	A	
Safe outdoor space	CT	T

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

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

**Applicant Response:** This request meets criteria three as the site will have adequate capacity once the applicant fulfills their obligations under the IDO and DPM. Currently, the site is vacant and there are no sidewalks abutting Central Ave. There are several roadway access points including Central Avenue and Amanda Street.

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

**Applicant's Response:** The justification for the Zone Map Amendment is not based on the property's location on a major street (Central Ave.) instead it is being based on the numerous advantages it will bring to the community as outlined in the policy analysis section such as infill development, jobs to housing balance, sustainable land use, and economic vitality. This request can help to strengthen the existing community by allowing for the development and





investment in the subject site which is currently and has historically remained vacant. The development of this site can help to incentivize future development in the area while providing for a variety of land uses.

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

**Applicant's Response:** The justification for the Zone Map Amendment is not being based solely on the cost of land rather it is being based on the advantages it will bring to the community by inhibiting the construction of dwelling units and allowing for the creation of jobs. The property has remained vacant, which has created a neighborhood nuisance allowing vagrancy, crime, and illegal activity.

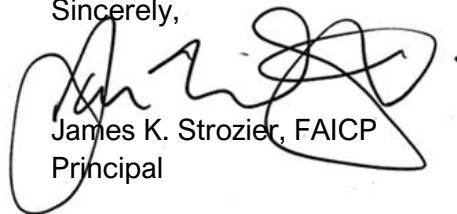
**6-7(G)(3)(h)** The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation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

1. The subject property is different from the 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 Map Amendment request does not create a spot zone rather it would create contiguous zoning with surrounding parcels on the south and east sides of the site.

**Conclusion:** The requested zone change to NR-C for the Skyview site will provide numerous benefits to the surrounding community as outlined in the above goals and policies. On behalf of Brunacini Co., we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment.

Sincerely,



James K. Strozier, FAICP  
Principal



## STAFF INFORMATION



July 28, 2022

TO: Consensus Planning  
FROM: Sergio Lozoya, Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3935  
RE: Central Ave Zone Map Amendment

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I've completed a first review of the proposed zoning map amendment (zone change) application. As expressed previously via e-mail, I will need additional information and a revised justification letter. I have some questions about the request, and would also like to discuss the requirements for a zone change request and how those are typically responded to. I am available to answer questions you might have. Please provide the following:

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

**9 am on Wednesday, August 3, 2022.**

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

1) Introduction:

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. This is what I have for the legal description:

Tract 54, Unit 6, Atrisco Grant and All Vacated Stinson SW Adjacent,

Tract 55, Unit 6, Atrisco Grant,

Tract I, Plat of Tracts A Through I, Coors Plaza (Being a replat of Tracts 56, 57, 58, and 90, Portions of Tracts 59 & 60, Tract B, Town of Atrisco Grant, Unit 6 & A, Portion of Airport Drive SW)

2) Resources:

A. Note: The City has a publically available GIS based map viewer that you can use to query a variety of land use and zoning topics:

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

B. The Albuquerque-Bernalillo County Comprehensive Plan is located online here:

<http://www.cabq.gov/planning/plans-publications>

3) Information Needed:

A. The revised zone changes justification letter that responds to the criteria in IDO 14-16-6-7(G)(3)



#### 4) Topics & Questions:

- A. Please tell me about the development that the proposed zone change would facilitate.

#### 5) 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 August 18, 2022. Final staff reports will be available one week prior, on August 11.
- C. A pre-application review team (PRT) meeting is required. I saw the PRT notes in the file.
- D. Note that, if a zone change request is denied, you cannot reapply again for one year.
- E. Agency comments will be distributed around Wednesday, August 3. I will email you a copy of the comments and will forward any late comments to you.

#### 6) Notification & Neighborhood Issues:

*Notification requirements for a zone change are found in Table 6-1-1 and are explained in Section 6-4(K), Public Notice.*

- A. The offer of a neighborhood meeting required pursuant to 14-16-6-4(C) appears to be correct and complete.
- B. The registered, affected neighborhood association and property owners within 100 feet were all notified, as required.

#### 7) Zone Map Amendment (zone change) - General :

- A. A zone change justification is all about the requirements of the zone change criteria in IDO 14-16-6-7(G)(3) and how a request can be demonstrated to fulfill them.

#### 8) Zoning Map Amendment (zone change)- Section by Section:

- A. Criterion A (refine): Generally, the words of the Goal or policy cited need to be incorporated into your responses; otherwise, they are not sufficiently tied together and the link is not strong.
- A response by the applicant, explaining how the request furthers/fulfills/makes reality a cited Goal or policy, is required. Furthering a preponderance of applicable Goals and policies is how consistency with health, safety, and welfare is shown.
  - Explain how the proposed change contributes to the goal or policy by specifically addressing the language found in the goals or policies.
  - Be precise in the language used in the policy analysis, less policies with stronger connections are better than more policies with weak connections.
  - Be sure to include a conclusory statement regarding the entirety of Criterion A.
- B. Criterion B (good): This portion is sufficient to meet requirement.



- C. Criterion C (refine): Give examples as related to Goals and policies to demonstrate how the NR-C zone is more advantageous than the MX-M zone.
- D. Criterion D (refine): This portion was well done however, the discussion on whether or not the newly permissive uses would be harmful to adjacent property, the neighborhood, or the community was left out. Please add that to the discussion. Address each use individually. Please double check the allowable use table and ensure that all new permissive uses are captured and discussed.
- E. Criterion E (good): This portion is sufficient to meet requirement.
- F. Criterion F (refine): Make sure to emphasize the advantages that the NR-C zone offers over the MX-M zone.
- G. Criterion G (good): Sufficient.
- H. Criterion H (good): This portion is sufficient to meet requirement.

Please see this staff report as an example policy analysis with a similar zone change request:

[https://documents.cabq.gov/planning/environmental-planning-commission/2021-04-15/Agenda%201\\_PR-2021-005199%20Menaul%20ZC.pdf](https://documents.cabq.gov/planning/environmental-planning-commission/2021-04-15/Agenda%201_PR-2021-005199%20Menaul%20ZC.pdf)



## NOTIFICATION



**From:** Office of Neighborhood Coordination  
**To:** Avery Frank  
**Subject:** 7110, 7226, 7320 Central SW\_Neighborhood Meeting Inquiry\_EPC  
**Date:** Monday, June 13, 2022 11:30:12 AM  
**Attachments:** image001.png  
image002.png  
image003.png  
image004.png

**PLEASE NOTE:**

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Jenny	Sanchez	jennybsanchez1@q.com	6512 Honeylocust Avenue NW	Albuquerque	NM	87121		5058360117
Los Volcanes NA	Alma	Ramirez	acr@q.com	6616 Honeylocust Avenue NW	Albuquerque	NM	87121		5058313595

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](mailto: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](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](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

**Sent:** Monday, June 13, 2022 7:28 AM

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

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

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto: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

Avery

Telephone Number

5057649801

Email Address

[frank@consensusplanning.com](mailto:frank@consensusplanning.com)

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Physical address of subject site:

7110, 7226, and 7320 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041

Subject site cross streets:

Near central and amanda



**From:** [Avery Frank](#)  
**To:** [acr@q.com](mailto:acr@q.com); [jennybsanchez1@q.com](mailto:jennybsanchez1@q.com)  
**Cc:** [Jim Strozier](#)  
**Subject:** Zoning Map Amendment  
**Date:** Friday, June 17, 2022 9:08:00 AM  
**Attachments:** [neighbrohood meeting request complete package.pdf](#)

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Hello,

This email is to inform you that on behalf of Brunacini Development, Consensus Planning, Inc. is requesting a zone change for three parcels located at 7320, 7226, and 7110 Central Avenue SW Albuquerque, NM. A notification package is attached to this email which includes a formal notice and request for a neighborhood meeting along with supplemental information regarding the proposed zone change. Per City requirements, you have 15 days to respond to this email and/or request a facilitated meeting to further discuss this zone change. If you have any questions or concerns, please feel free to reach out. Thank you and we look forward to hearing from you.

Kind regards,

***Ms. Avery M Frank***  
**Consensus Planning, Inc.**  
302 8th Street NW  
Albuquerque, NM 87102  
Phone (505) 764-9801



Dear Neighbors,

This is a notification that Consensus Planning is preparing an application for a Zoning Map Amendment for 3 parcels of contiguous land located at 7320, 7226, and 7110 Central Avenue SW Albuquerque, NM 87121. The property is currently vacant. The site is approximately 14 acres in size and is currently zoned MX-M (Moderate Intensity Mixed Use). The request seeks to change the zoning to NR-C (Non-Residential Commercial) to allow for light manufacturing and warehousing and to match the existing zoning to the east and south of the site. The request consists of 3 parcels legally described as:

- TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT
- TR 55 UNIT 6 ATR GRT CONT 5 AC
- TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCOGRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC

Per the Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). Please see the attached City forms containing additional details about the properties. As part of the City process and in accordance with the City's Integrated Development Ordinance (IDO) Subsection 14- 16-6-4(C) *Neighborhood Meeting*, we are sending this email to provide you with an opportunity to meet and discuss this request prior to submittal. Per City requirements, you have 15 days to respond to this notice or request a public meeting prior to application submittal.

Please feel free to contact me with any questions at [Frank@consensusplanning.com](mailto:Frank@consensusplanning.com) or contact us by phone at 505-764-9801. I look forward to coordinating with you.

Sincerely,

***Avery M Frank***

**Consensus Planning, Inc.**

302 8th Street NW

Albuquerque, NM 87102

Phone (505) 764-9801



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

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

Date of Request\*: 6/16/2022

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

Neighborhood Association (NA)\*: See attached

Name of NA Representative\*: See attached

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See attached

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

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

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

Meeting Date / Time / Location:

\_\_\_\_\_

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

1. Subject Property Address\* 7320, 7226, 7110 Central Avenue SW ABQ NM 87121  
Location Description \_\_\_\_\_
2. Property Owner\* Dixon Family Trust
3. Agent/Applicant\* [if applicable] Agent: Consensus Planning, Applicant: Brunacini Development
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)

<sup>1</sup> 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.

<sup>2</sup> 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<sup>3\*</sup>:

\_\_\_\_\_ Zone change request from MX-M to NR-C  
\_\_\_\_\_

5. This type of application will be decided by<sup>\*</sup>: ☐ 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<sup>\*4</sup>:  
\_\_\_\_\_ Please contact Frank@consensusplanning.com

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

1. Zone Atlas Page(s)<sup>\*5</sup> \_\_\_\_\_ K10
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)  
Explanation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> 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.

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

<sup>5</sup> 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 Map<sup>6</sup>:

- a. Area of Property [typically in acres] 14 Acres
- b. IDO Zone District MX-M
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] West Route 66 Center, Central Avenue Major Transit Corridor

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

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<sup>6</sup> 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

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 7110, 7226, 7320 Central Avenue SW, ABQ NM 87121

Name of property owner: Dixon Family Trust

Name of applicant: Applicant: Brunacini Development, Agent: Consensus Planning

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

Address, phone number, or website for additional information:

Please contact [frank@consensusplanning.com](mailto:frank@consensusplanning.com) or call 505 764 9801

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Avery Frank (Applicant signature) 6/16/2022 (Date)

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



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



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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

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



**From:** Office of Neighborhood Coordination  
**To:** Avery Frank  
**Subject:** 7110, 7226, 7320 Central SW\_Neighborhood Meeting Inquiry\_EPC  
**Date:** Monday, June 13, 2022 11:30:12 AM  
**Attachments:** image001.png  
image002.png  
image003.png  
image004.png

**PLEASE NOTE:**

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Jenny	Sanchez	jennybsanchez1@q.com	6512 Honeylocust Avenue NW	Albuquerque	NM	87121		5058360117
Los Volcanes NA	Alma	Ramirez	acr@q.com	6616 Honeylocust Avenue NW	Albuquerque	NM	87121		5058313595

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](mailto: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](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](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

**Sent:** Monday, June 13, 2022 7:28 AM

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

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

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto: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

Avery

Telephone Number

5057649801

Email Address

[frank@consensusplanning.com](mailto:frank@consensusplanning.com)

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Physical address of subject site:

7110, 7226, and 7320 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041

Subject site cross streets:

Near central and amanda



**From:** [Avery Frank](#)  
**To:** [jennybsanchez1@q.com](mailto:jennybsanchez1@q.com); [acr@q.com](mailto:acr@q.com)  
**Subject:** ZMA Request Notification  
**Date:** Wednesday, July 6, 2022 1:32:00 PM  
**Attachments:** [Complete NA package day of.pdf](#)

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Hello,

This email is to inform you that on behalf of Brunacini Development, Consensus Planning is submitting a Zoning Map Amendment request to the Environmental Planning Commission with the City of Albuquerque. Attached are the required notification forms pertaining to this request. A public hearing will be held via Zoom on August 18<sup>th</sup> at 8:30 am. The Zoom information is provided below. Please reach out if you have any questions or concerns about this submission.

EPC Hearing Information:

Date: August 18<sup>th</sup> @ 8:30 am

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

To call in: (301) 715-8592

Meeting ID: 226 959 2859

***Ms. Avery M Frank***  
**Consensus Planning, Inc.**  
302 8th Street NW  
Albuquerque, NM 87102  
Phone (505) 764-9801



**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

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 7110, 7226, 7320 Central Avenue SW, ABQ NM 87121

Name of property owner: Dixon Family Trust

Name of applicant: Applicant: Brunacini Development, Agent: Consensus Planning

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

August 18th @ 8:30 am via Zoom <https://cabq.zoom.us/j/2269592859>

Address, phone number, or website for additional information:

Please contact [frank@consensusplanning.com](mailto:frank@consensusplanning.com) or call 505 764 9801

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

\_\_\_\_\_ (Applicant signature) \_\_\_\_\_ 7/6/2022 (Date)

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



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



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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

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



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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 7/6/2022

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

Neighborhood Association (NA)\*: See Attached

Name of NA Representative\*: See Attached

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See Attached

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

1. Subject Property Address\* 7320, 7226, 7110 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041  
Location Description \_\_\_\_\_
2. Property Owner\* George Brooks Trustee Dixon Family Trust
3. Agent/Applicant\* [if applicable] Agent: Consensus Planning, Applicant: Brunacini Development
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☒ Other: Zone Change Request

Summary of project/request<sup>2</sup>\*:

Zoning Map Amendment from MX-M to NR-C

<sup>1</sup> 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.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



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

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

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☒ Environmental Planning Commission (EPC)

Date/Time\*: August 18th @ 8:30 AM

Location\*<sup>3</sup>: <https://cabq.zoom.us/j/2269592859> To call in: (301) 715-8592 Meeting ID: 226 959 2859

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

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

6. Where more information about the project can be found\*<sup>4</sup>:

[Frank@consensusplanning.com](mailto:Frank@consensusplanning.com) 505 764 9801

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

1. Zone Atlas Page(s)\*<sup>5</sup> K10
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\*:

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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:

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<sup>3</sup> Physical address or Zoom link

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

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



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

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

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

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 13.591
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] Central Avenue Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

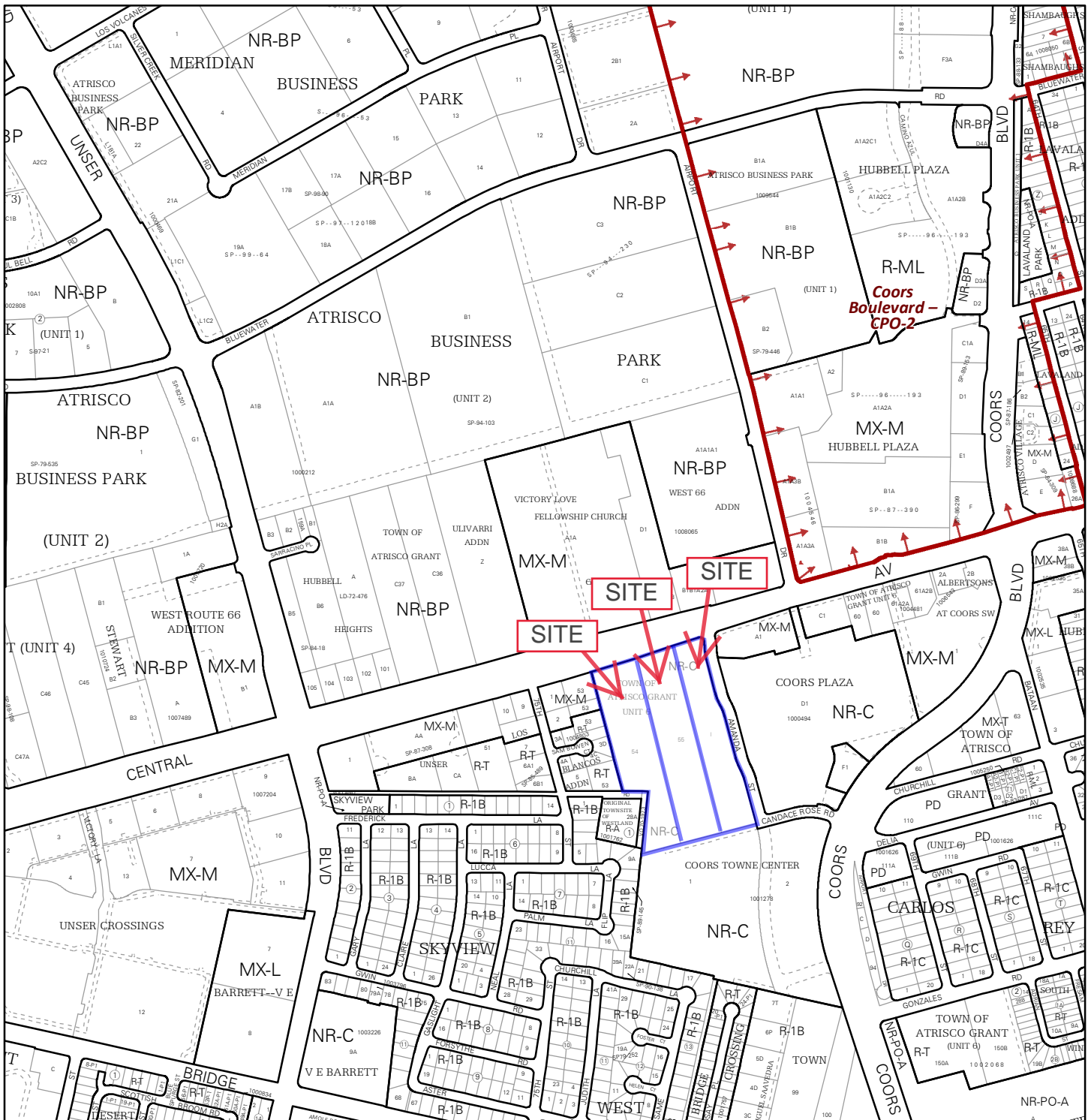
<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

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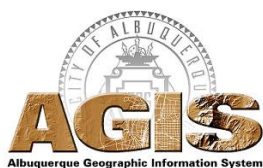
<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



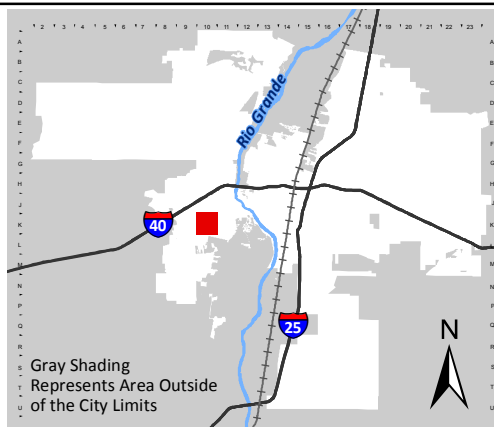


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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

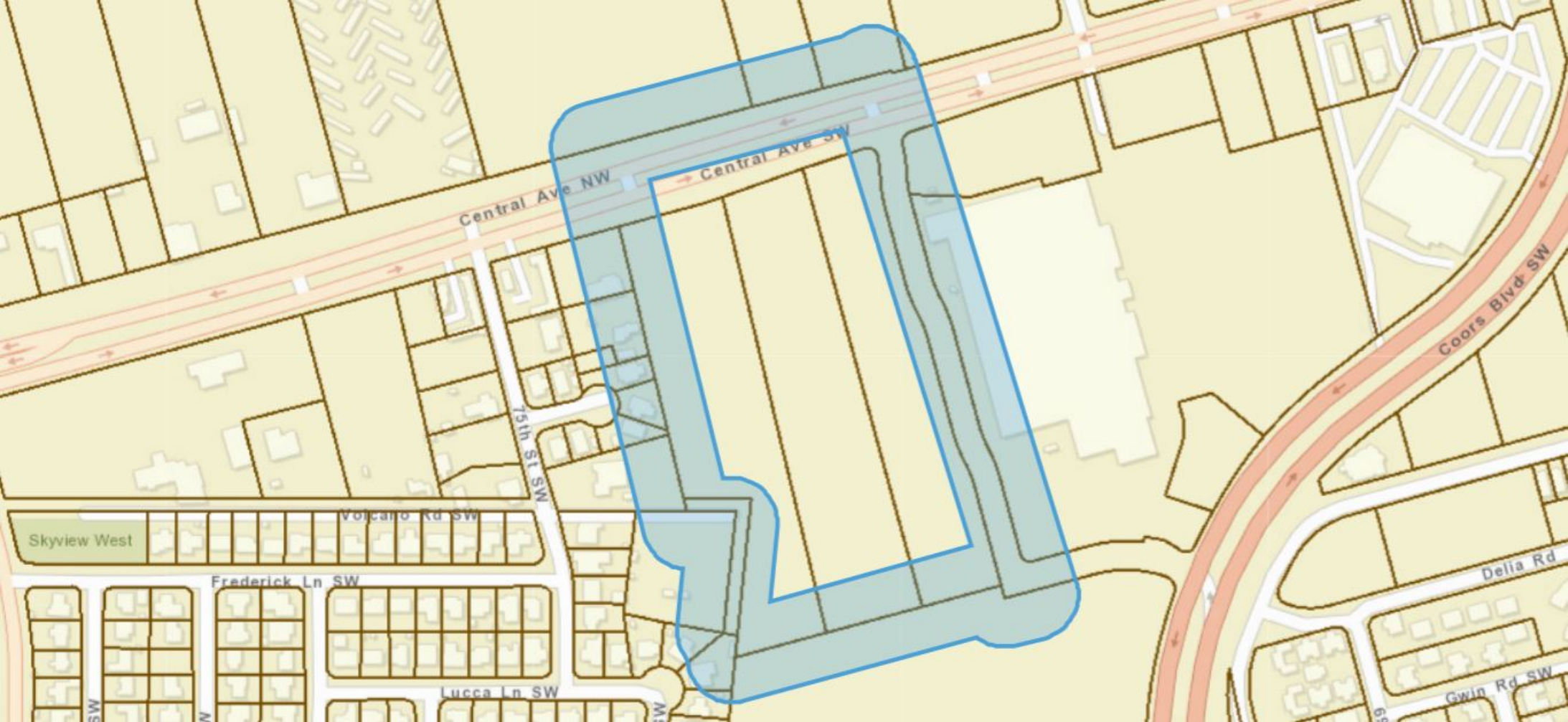


Zone Atlas Page:  
**K-10-Z**

- 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

0 250 500 1,000 Feet







TELLES IDA LOU  
7417 LUCCA LN SW  
ALBUQUERQUE NM 87121

GCCFC 2007-GG9 CENTRAL AVENUE LLC  
ATTN: LNR PARTNERS LLC  
1601 WASHINGTON AVE SUITE 700  
MIAMI BEACH FL 33139-3165

RANSOM SHEILA  
7400 SAM BOWEN CT SW  
ALBUQUERQUE NM 87121-2631

DURAN MARY A TRUSTEE HERRERA FAMILY  
FAMILY TRUST  
401 MADEIRA DR NE  
ALBUQUERQUE NM 87108-1413

LEGACY CHURCH INC  
7201 CENTRAL AVE NW  
ALBUQUERQUE NM 87121

PEERLESS TYRE CO  
5000 KINGSTON ST  
DENVER CO 80239-2522

LOCK WILLIAM J TRUSTEE WILSON RVT &  
TRUSTEE DIXON FAMILY TRUST  
7432 LA JARA CT NE  
ALBUQUERQUE NM 87109-3850

SERNA MATTHEW I & RACHEL S  
7404 SAM BOWEN CT SW  
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BROOKS GEORGE A TRUSTEE DIXON  
FAMILY TRUST  
7432 LA JARA CT NE  
ALBUQUERQUE NM 87109-3850

MIRAMONTES MONICA  
7401 SAM BOWEN CT SW  
ALBUQUERQUE NM 87121-2631

ARAGON CONNIE F  
220 FLIP LN SW  
ALBUQUERQUE NM 87121-2212

PUBLIC SERVICE OF NEW MEXICO  
ALVARADO SQUARE  
ALBUQUERQUE NM 87158

CRONIN BRUCE  
124 75TH ST SW  
ALBUQUERQUE NM 87121-2267

ROMERO-PLAKIO ROBERTA & PLAKIO  
ROBERT  
224 FLIP LN SW  
ALBUQUERQUE NM 87121-2212

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ALBUQUERQUE NM 87121

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ATTN: LNR PARTNERS LLC  
1601 WASHINGTON ST SUITE 700  
MIAMI BEACH FL 33139-3165

MILLIGAN PATRICIO & LILY R TRUSTEE  
MILLIGAN TRUST  
909 THIRD AVE #6412  
NEW YORK NY 10150-2060

LABATT NEW MEXICO LLC  
4500 INDUSTRY PARK  
SAN ANTONIO TX 78218-5405



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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 7/5/2022

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

Property Owner within 100 feet\*: See Attached

Mailing Address\*: See Attached

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

1. Subject Property Address\* 7320, 7226, 7110 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041  
Location Description \_\_\_\_\_
2. Property Owner\* George Brooks Trustee Dixon Family Trust
3. Agent/Applicant\* [if applicable] Agent: Consensus Planning, Applicant: Brunacini Development
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☒ Other: Zone Change Request

Summary of project/request<sup>1</sup>\*:

Zoning Map Amendment from MX-M to NR-C

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

- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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



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

Date/Time\*: August 18th @ 8:30 AM

Location\*<sup>2</sup>: https://cabq.zoom.us/j/2269592859 To call in: (301) 715-8592 Meeting ID: 226 959 2859

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

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

6. Where more information about the project can be found\*<sup>3</sup>:

Frank@consensusplanning.com 505 764 9801

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

1. Zone Atlas Page(s)\*<sup>4</sup> k-10
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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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:

See Attached

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---

---

---

---

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.\*

<sup>2</sup> Physical address or Zoom link

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

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



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

- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 13.591
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<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>







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Albuquerque, NM 87102

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5000 KINGSTON ST  
DENVER CO 80239-2522



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RANSOM SHEILA  
7400 SAM BOWEN CT SW  
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FAMILY TRUST  
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ALBUQUERQUE NM 87108-1413



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302 8th Street NW  
Albuquerque, NM 87102

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## MEETING REPORT AND LETTER OF SUPPORT





# Memorandum

**To:** Sergio Lozoya

**From:** Avery M. Frank

**Date:** July 29, 2022

**Re:** Skyview West Neighborhood Association Meeting Summary

## MEETING OVERVIEW

Several meetings were held with residents of the Skyview West Neighborhood to discuss the potential development of 3 vacant parcels to the east of the Skyview West Neighborhood. The purpose of the meetings was to discuss the elimination of an existing covenant on the property between the owner and the neighborhood association, potential rezoning of the property to NR-C, and the development of a light industrial/warehouse distribution project on the property. These meetings occurred on 2/16/22, 3/9/22, and 6/2/22. Approximately three hundred fliers were distributed throughout the Skyview West neighborhood on two separate occasions for the meetings that occurred on 2/16 and 3/9 encourage maximum participation.

Seven residents were in attendance at the first meeting on 2/16. Residents expressed concern regarding illegal dumping, crime, drug use, homelessness, and general loitering at the subject properties. There was a covenant on the land established by the previous neighborhood association which dictated a private park be built adjacent to the PNM substation upon development of the subject site. Residents opposed the covenant and the development of the park and felt it would exacerbate the issues of crime, drug use, and encampments on the property. Meeting participants also voiced concerns over the possible allowable uses for the subject property as they all were in opposition to apartment buildings which under the current zoning are permissive. Residents expressed support for removing the covenant as well as rezoning the property to allow development of a light industrial use and prohibit apartments.

The second meeting was held on 3/9 and eight residents of the Skyview West neighborhood were in attendance. Meeting participants decided they would like to re-establish the neighborhood association so they could remove the old covenant from the land. All meeting participants remained in agreement that they did not want a park adjacent and behind the PNM substation. Residents raised several concerns regarding the industrial use such as noise, traffic, smells, and views. It was noted that these concerns will be addressed through the future site plan and layout of the subject site and the IDO specific use standards, including landscaping, security fencing, lighting, and other features that could mitigate the proposed issues including access being limited to Central Avenue and Amanda Street. Steps to re-establish the Skyview West neighborhood association were carried out during this meeting

The final meeting was held on 6/2 in which six residents attended including those who re-established the Skyview West neighborhood association and were serving on the board. The Skyview West president made a motion to remove the covenant and the majority were in favor of this decision. The meeting was adjourned by the president after the vote took place. The president of the Skyview West association provided a letter of support for the zone change and proposed light industrial use which has been submitted as part of the ZMA request.



Sheila Ransom  
Skyview West Neighborhood Association President  
Albuquerque, NM


July 7, 2022

Mr. Tim MacEachan, Chair  
City of Albuquerque Planning Department  
600 2nd Street NW  
Albuquerque, NM 87102

Dear Mr. Chairman, MacEachan

As an adjacent property owner and neighbor, I am writing to show my support for the Zoning Map Amendment for the three properties located at 7320, 7226, and 7110 Central Avenue. These properties are currently vacant and there are issues with homeless encampments and crime occurring regularly. The properties are directly behind my home and the crime directly impacts my quality of life. I would like to see these properties become developed with a quality warehouse and distribution facility. The developer and property owner have met with the neighbors on several occasions and showed us the quality of their projects. I believe adding new businesses will benefit the community as it can bring jobs to the area and the West Side. Thank you for your consideration.

Sincerely,

  
Sheila Ransom  
7400 Sam Bowen Court SW  
Albuquerque, New Mexico, 87121



## SIGN POSTING AGREEMENT



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. 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. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public 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 at a charge of \$3.75 each.

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 August 3rd To September 2nd
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.

Consensus Planning  
(Applicant or Agent)

6/20/2022  
(Date)

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

PROJECT NUMBER: \_\_\_\_\_