



**Environmental
Planning
Commission**

Staff Report

**Agenda Number: 5
Project #: PR-2018-001389
Case #: RZ-2022-00064
Hearing Date: January 19, 2023**

Agent	Modulus Architects, Inc.
Applicant	Armstrong Central Unser Blvd LLC
Request	Zoning Map Amendment
Legal Description	all or a portion of Tracts 1-4 and Tract 14, Unser Crossings
Location	SW corner of the intersection of Central Ave. and Unser Blvd.
Size	Approximately 22.4 acres
Existing Zoning	MX-M
Proposed Zoning	NR-C

Staff Recommendation

APPROVAL of RZ-2022-00064, based on the Findings beginning on p.29.

STAFF PLANNER
Megan Jones, Senior Planner

Summary

The request is for a zoning Map Amendment from MX-M to NR-C to allow commercial uses and facilitate a wider range of development on the subject site. The request would create a spot zone.

The subject site is in an Area of Change, along the Central Ave. Premium and Major Transit Corridor and the Unser Blvd. Commuter Corridor. The subject site is within the West Route 66 Activity Center

The request has been adequately justified pursuant to the IDO Review and Decision Criteria for a zone change in IDO 14-16-6-7(G)(3). The applicant has demonstrated that the request would clearly facilitate applicable Comprehensive Plan goals and policies and that the proposed zoning would be generally more advantageous to the community. Although the NR-C zone district has the potential to be consistent with the surrounding uses, the allowable motor-vehicle related uses may contribute to negative impacts on the Activity Center and MT and PT corridors, which are intended for transit-oriented development.

The applicant notified the SWAN Coalition, Westside Coalition, and South Valley Coalition of Neighborhood Associations, and property owners as required. There is no known opposition.

Staff recommends approval.

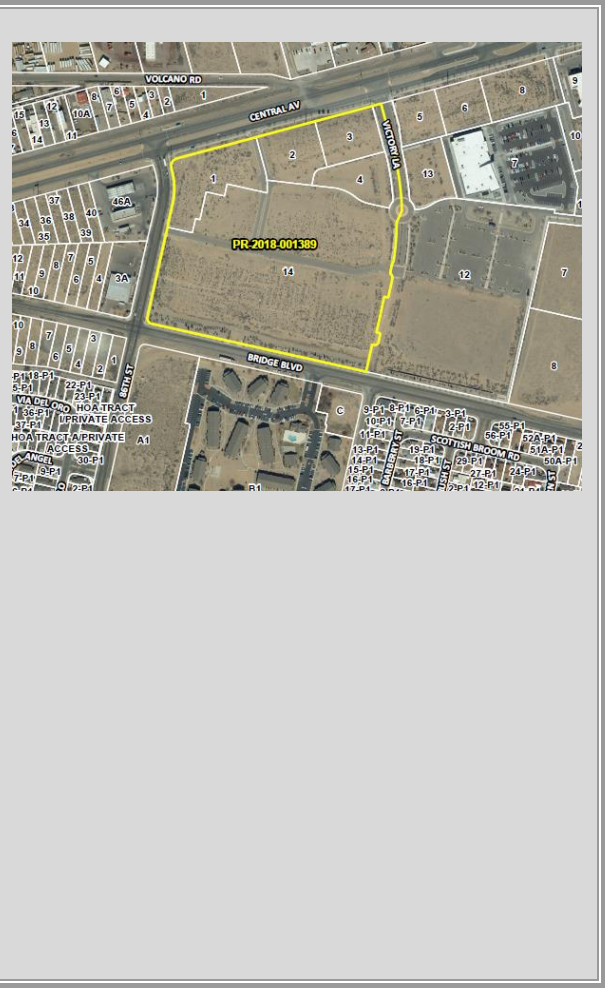


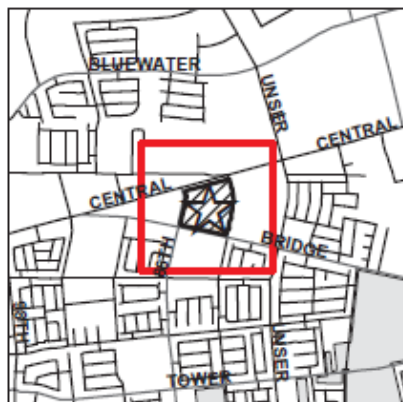
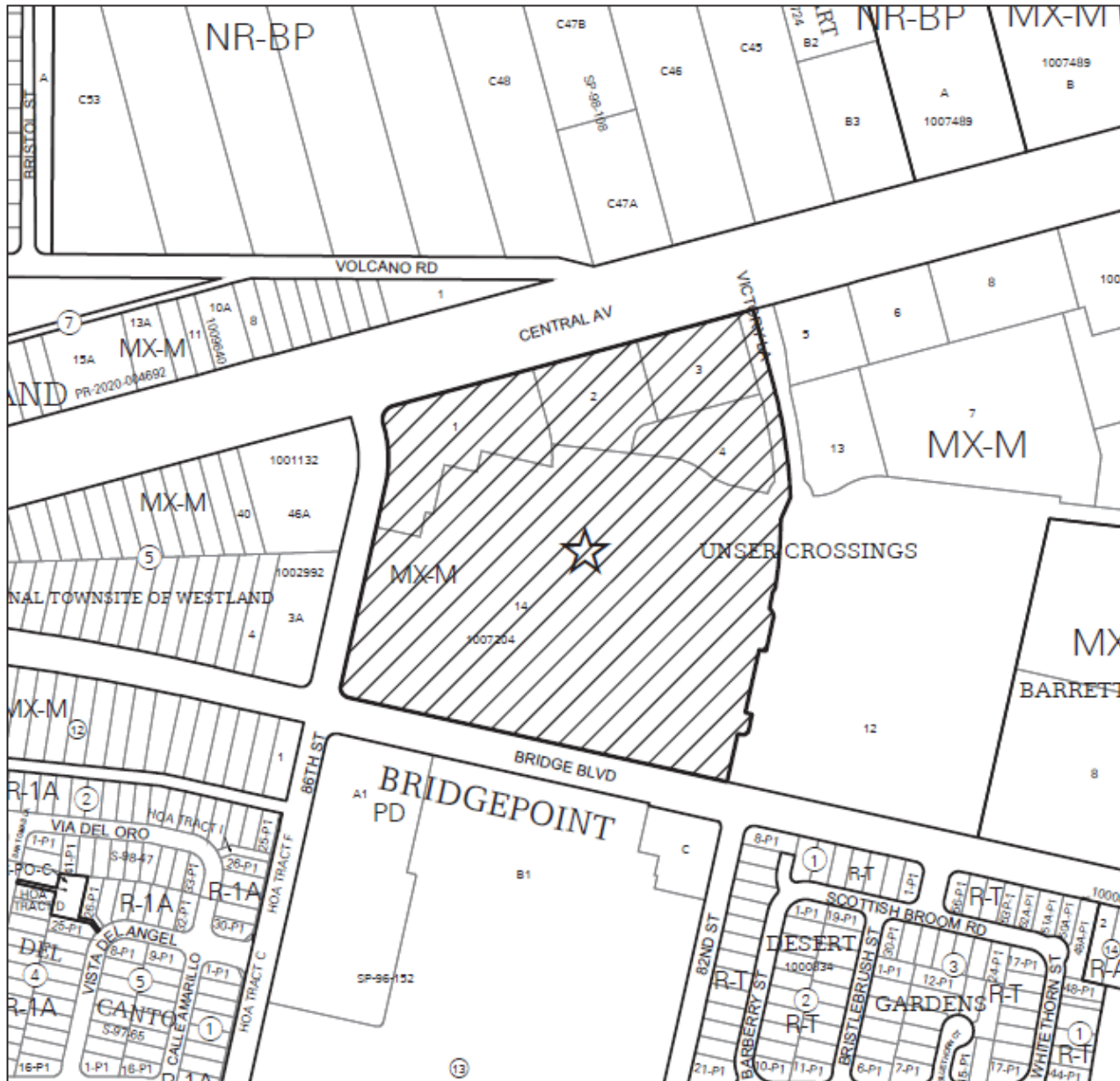
Table of Contents

I. Introduction.....8
II. Analysis of Applicable Ordinances, Plans, and Policies.....11
III. Criteria for a Zoning Map Amendment.....18
IV. Agency and Neighborhood Concerns.....28
V. Conclusion.....28
Findings and Recommendation.....30
Agency Comments.....37

Attachments

2-Photographs – Existing Conditions 40
3-History 42
4-Zoning Information 73
5-Staff Information 74
6-Applicant Information 79
7-Notification Requirements 113
8-Sign Posting 155





IDO ZONING MAP

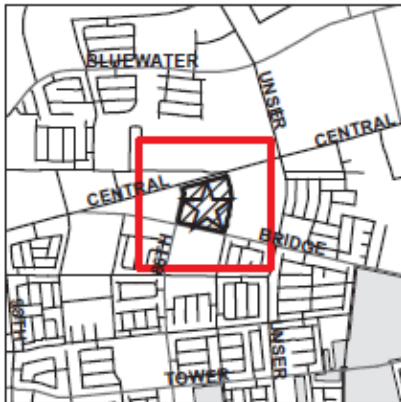
Note: Gray shading
Indicates County.



1 inch = 350 feet

Hearing Date:
1/19/2023
Project Number:
PR-2018-001389
Case Numbers:
RZ-2022-00064

Zone Atlas Page:
K-09 & K-10



LAND USE MAP

Note: Gray shading indicates County.

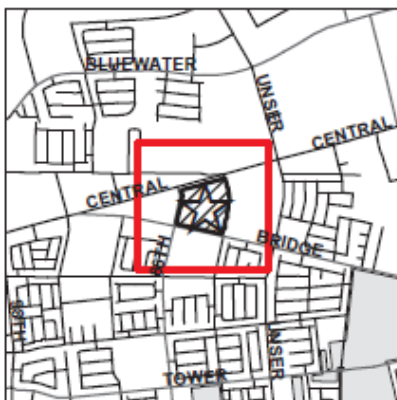
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture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



1 inch = 350 feet


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HISTORY MAP

Note: Gray shading
 Indicates County.



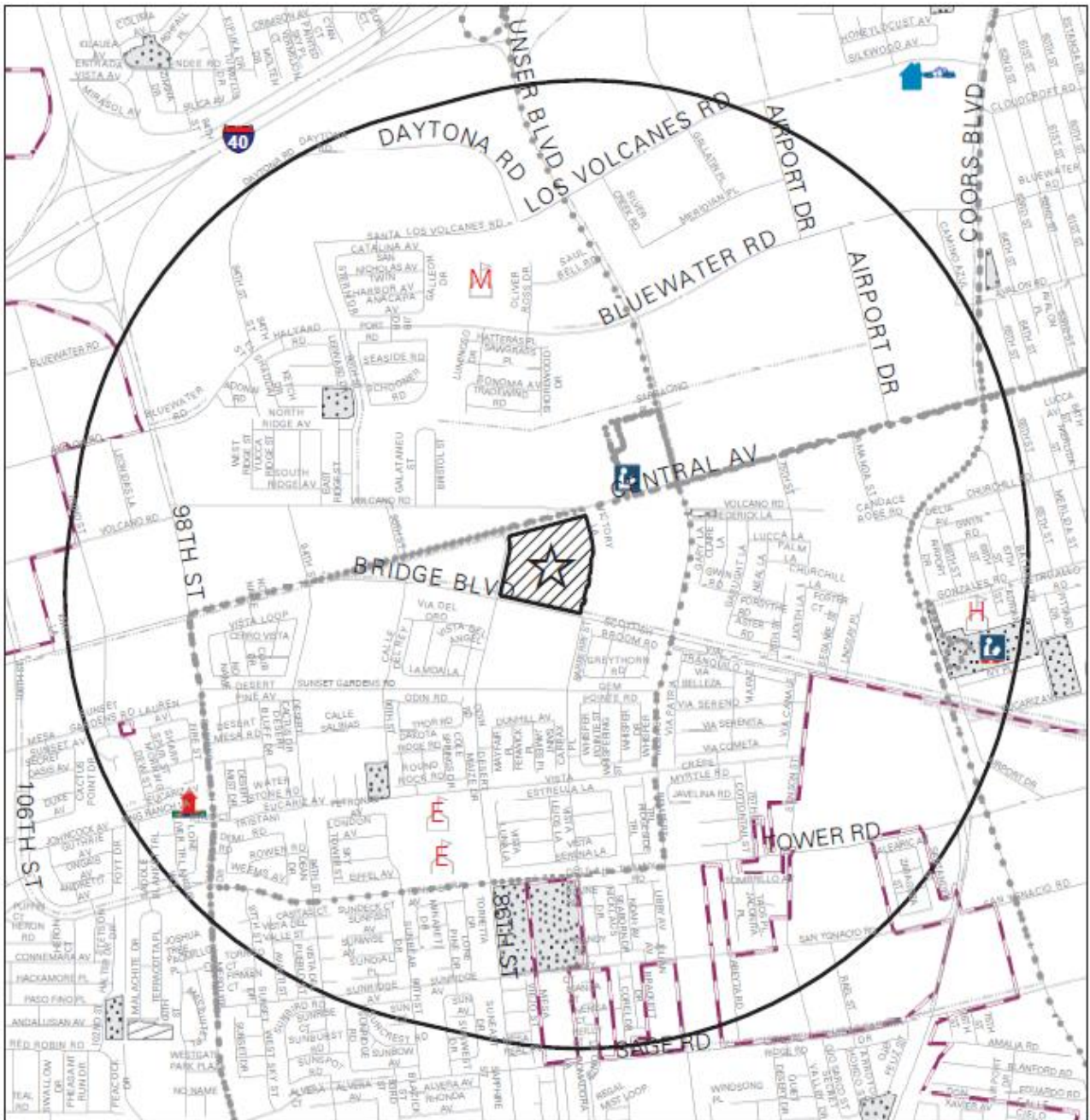
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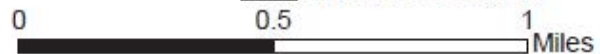
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 RZ-2022-00064

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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 |



I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	MX-M	Area of Change	Vacant
North	MX-M NR-BP	Area of Change Area of Change	Transportation & Community Commercial services, industrial, low-density residential and vacant
South	PD R-T	Area of Consistency Area of Consistency	Multi-family Low-density residential
East	MX-M MX-L	Area of Change Area of Change	Commercial retail/services (Gym) Vacant
West	MX-M	Area of Change	Commercial retail

Request

The request is for a Zoning Map Amendment for an approximately 23-acre site legally described as all or a portion of Tracts 1-4, and 14, Unser Crossings, zoned MX-M and located south of Central Ave., north of Bridge Blvd. SW, east of 86th St., and west of Unser Blvd. (the “subject site”).

The subject site is zoned MX-M (Mixed Use – Medium Intensity) and is vacant. The applicant is requesting a zone change to NR-C (Non-Residential-Commercial) to facilitate proposed future commercial development of a warehouse and office use which would be a future Site Plan request.

The request would create a spot zone. The current MX-M zoning allows for a variety of commercial uses that are permissive in the NR-C zone district, except for several motor-vehicle related uses among a few others. Although the NR-C zone district has the potential to be consistent with the surrounding uses, the allowable motor-vehicle related uses may have negative impacts on the West Route 66 Activity Center and the Central Ave. Major Transit and Premium Transit Corridor, which are intended for transit and pedestrian oriented 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 then make the final decision. The request is a quasi-judicial matter.

Context

The subject site is located within a developed area in an existing Activity Center. The 5 contiguous tracts that are a part of this request are in a partially developed shopping center known as Unser Crossings.

There are residential uses surrounding the Activity Center and subject site to the south and east. North of the site and across Central is the Central & Unser Public Library, a self-storage, car wash, Galleria Mobile Homes, and vacant land. To the east of the site and across from Unser are residential uses and a self-storage. To the south of the site and across from Bridge are residential uses and vacant land. To the west of the site and across from 86th is a gas station, general retail, and vacant land. The subject site is surrounded by both Areas of Change and Areas of Consistency.

History

The subject site was a part of the West Route 66 Sector Development Plan, originally adopted in 1988 and was zoned for C-2 (Shopping Center) uses until the adoption of the IDO in 2018. In 2003 the DRB approved a site plan for subdivision for the C-2 zoned Tracts, 4A1, 4B, 5B1, and 5B2 (03DRB-01692).

In 2008, the EPC approved the Unser Crossing Site Development Plan for Subdivision and Site Plan for Building Permit (PR# 1007204) for Tracts 1-7 and 9-14 for approximately 50 acres, which superseded the original Site Development Plan for Subdivision from 2003.

To date, 6.5 acres have been developed within the Unser Crossings Site Plan. In 2009, Tract 9 was developed as a retail pharmacy, in 2018 Tract 7 was developed as a fitness center, and in 2019 Tract 7 was developed as a gas station. The remaining Tracts within the Unser Crossing Site Plan have remained undeveloped.

In April 2022 the EPC approved a Major Amendment to remove Tracts 1-6, 8, 10, and 12-14 from the Unser Crossings Site Development Plan for Subdivision and SDP for Building Permit (PR-#2018-001389, SI-2022-00510). The subject site is no longer controlled by the SDP and future development will follow all applicable IDO standards.

Roadway System

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

The LRRS map classifies Unser Blvd. SW as a Regional Principal Arterial street and Central Ave NW as a Community Principal Arterial street.

Comprehensive Plan Designations

The subject site is located in an Area of Change as designated by the Comprehensive Plan, along the Central Ave. Premium and Major Transit Corridor and the Unser Blvd. Commuter Corridor. It is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Northwest Mesa Transit Center, which is located on the south east corner of Unser Blvd. and Central Ave., across Central Ave. from the subject site.

Premium Transit Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations at strategic locations along the corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit. Unser Blvd. SW is designated as a Commuter Corridor in the Comprehensive Plan. Commuter Corridors are higher-speed and higher-traffic volume with routes for people going across town and accommodate faster and longer trips for personal vehicles, commuter bus service, and often bicycling. Additionally, the

subject site is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Northwest Mesa Transit Center, as designated by the comprehensive plan.

The subject site is located within the West Route 66 Activity Center. Activity Centers incorporate a mix of residential and convenient services at a neighborhood scale, serving neighborhoods within a 20-minute walk or short bike ride.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the area designated as the Southwest Mesa CPA by the Comprehensive Plan. The Southwest Mesa CPA is characterized by its suburban subdivisions, impressive vistas, and connection to the Western mesa vista, this area is still developing, and its identity and sense of community is still emerging. It is a “gateway” to Albuquerque from the west, where I-40 and Route 66 separate from each other.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Central Ave. NW is developed with an existing Bike Lane and there are plans for a proposed Protected Bike Lane and facility upgrades (Central Route). Unser Blvd. SW is developed with an existing Bike Lane and an existing Paved Trail (Unser Route and Unser Trail North).

Transit

The subject site is well-served by transit. Central Ave. NW is served by Central Ave. (66), which is a primary fixed route running 16.6 miles east and west from Central Ave. and Tramway Blvd. to Central Ave. and 98th St. This route stops at the Northwest Mesa Transit Center across Central Ave. from the subject site and runs for approximately 20 hours a day. There is a stop pair on either side of Central near 86th St. running eastbound and westbound directly adjacent to the subject site. Central Ave. Bus Rapid Transit runs adjacent to the site starting at the Northwest Mesa Transit Center for a length of 14.7 miles and turns around at Central Ave. and Tramway Blvd. The 98th Street (198) Primary fixed route runs from Central Ave. and Unser Blvd., to 98th St SW, before turning south and ending at Rio Bravo Blvd. for approximately 15 hours a day.

Public Facilities/Community Services

Please refer to the Public Facilities Map, 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

Amendment

Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

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).

Non-residential Development

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

Non-residential Zone District

Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

Zoning

The subject site is currently zoned MX-M (Mixed-Use – Moderate 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.

The request is to change the subject sites zoning to NR-C (Non-residential Commercial, IDO 14-16—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.

Allowable uses are shown in Table 4-2-1.

There are a variety of similar permissive uses within both the MX-M and NR-C zone districts, although there are some noteworthy differences. The main difference is that the MX-M zone allows higher intensity residential uses where the NR-C zone district only allows one conditional accessory, Live-work, residential use. The NR-C zone district allows several Motor Vehicle-related uses as well as a construction contractor facility and yard, where the MX-M zone district does not. A more in-depth analysis of allowable zone districts is found in the following section.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change are places where growth should be directed and is desired. Areas of change should be the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development (Comprehensive Plan, 5-23).

Applicable Goals and policies are listed below. Staff analysis follows in bold, italic text.

Chapter 4: Community Identity

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

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

The subject site is within the distinct community of the West Route 66 Activity Center and along the Central Ave. Premium and Major Transit Corridor. The request would generally enhance the Activity Center and corridor by facilitating future development that is consistent with the surrounding land uses within the Activity Center and at the intersection of Central Ave. and Unser Blvd. though it would not protect or preserve it. Neighborhood -scale development is emphasized

in Activity centers. The NR-C zone district would allow motor-vehicle related uses, warehousing and industrial uses, which are not neighborhood scale uses.

The request would generally remain consistent with the distinct character of the West Route 66 Activity Center and the Unser Crossings Shopping Center because the NR-C zone district would generally allow higher density uses than are currently allowed in the MX-M zone. Activity Centers are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes, which the request could encourage.

The request partially furthers Goal 4.1 and Policy 4.1.1.

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

This request would facilitate future development on the subject site that would be similar in scale and location of development within the West Route 66 Activity Center. Land uses that are currently permissive in the MX-M zone would still be permissive in the NR-C zone district, although some higher intensity uses would become permissive allowing a mix of uses for the surrounding neighborhood to utilize. The subject site is currently vacant and much of the surrounding land within the Southwest Mesa CPA is still undeveloped, with its identity and sense of community is still emerging. Furthermore, the subject site is within the West Central MRA Plan, which establishes the intersection of Unser Blvd. And Central Ave. as an opportunity site for additional industrial and commercial uses, which the request could help to meet.

The request could facilitate new development that is appropriate character of building design and scale so that the surrounding West Route 66 Activity Center and the residential neighborhood is not adversely affected. This request furthers Policy 4.2.1 Identity and Design Character.

Chapter 5: Land Use

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

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

The request could encourage growth along a designated Major Transit and Premium Transit corridor Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within the West Route 66 Activity Center, which is a designated activity center that is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. Development in the activity center should serve neighborhoods within a 20-minute walk or short bike ride with development patterns that support access by all transportation modes.

Major Transit Corridors are anticipated to provide access to goods and services along these Corridors and the Centers they connect. Premium Transit Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations and have adequate transitions to single-family residential neighborhoods behind the Corridor. Development along these corridors should be varied and include public spaces and pedestrian amenities. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the subject

site in an area of change is a prime location where development that benefits job-creation is desired, which the zone change to NR-C could help facilitate.

This request would facilitate development within the designated Activity Center and the IDO standards for development along corridors would help shape the built environment. The request generally furthers Goal 5.1 Centers & Corridors and Policy 5.1.1 Desired Growth.

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

The request would generally encourage infill development within the West Route 66 Activity Center and along a Major Transit and Premium Transit Corridor, Central Ave. Future development under the NR-C zone district could result in employment density on a vacant site and within an area of change where job creation is encouraged. The request partially furthers Policy 5.1.1, Subpolicy C.

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

The request would facilitate slightly higher intensity development on the subject site, which is in an area of change, where growth should be directed and is desired. The subject site is within an established activity center and along a Major Transit and Premium transit Corridor with some surrounding NR-C zone districts. The request would generally maintain appropriate density and scale of development within an area that is intended to be developed with a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes (Comp Plan 5-15), therefore Policy 5.1.2 is generally furthered.

Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would change the zoning on the subject site from MX-M (Mixed-use – medium intensity) to NR-C (Non-residential – Commercial) which is intended to accommodate medium-scale retail, office, commercial and institutional uses with some light industrial uses. Therefore, the request could facilitate future development of neighborhood and area wide services and amenities that meet the needs of surrounding neighborhoods within the West Route 66 Activity Center. This request would allow for a future mixed-use center to be developed with a range of services and amenities that could potentially support healthy lifestyles and meet the needs of nearby residents and businesses. The request generally furthers Policy 5.1.6 - Activity Centers.

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

The subject site is located along the Central Ave. Major Transit and Premium Transit Corridors and within mile of a Premium Transit Station. The request would change the zoning to NR-C and any future development would be subject to IDO design standards along a designated corridor ensuring development that is pedestrian friendly, although the request does not

guarantee future pedestrian-oriented development since it would allow transit-oriented uses. The request partially furthers Policy 5.1.10.

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

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

The request could facilitate future development of the subject site, which may provide an opportunity for complementary uses for surrounding residents and employees to utilize that are compatible in form and scale to the West Route 66 Activity Center. Future development under the NR-C zone district would be pursuant to standards for an Activity Center, along corridors, and within a transit area and would facilitate walkable and pedestrian oriented development that could contribute to a healthy and sustainable community that is accessible form surrounding neighborhoods.

Additionally, the request would continue to facilitate a healthy and sustainable community because it would facilitate future development in an area with a mix of uses including commercial-retail, offices, industrial and surrounding residential. The subject site is conveniently accessible by all transportation modes.

Although there is no guarantee of future development, the request encourages infill development on a vacant site in an area of change, therefor the request generally furthers Policy 5.2.1 – Land Uses and sub-policy h.

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

The subject site would encourage infill development on a vacant site that is served by existing infrastructure and public facilities that would support additional growth in the Unser Crossings shopping center and the West Route 66 Activity Center. The request furthers Policy 5.3.1 – Infill Development.

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

The subject site is located in an Area of Change and in the West Route 66 Activity Center, where growth is expected and desired. The request would help facilitate future development under the NR-C zone district as regulated by the IDO. The IDO has design standards for sites within activity centers and corridors which reinforce the character and intensity of the surrounding area. The Unser Crossings shopping center and Southwest mesa CPA are still developing, and its identity and sense of community is still emerging. The request would continue to encourage, enable, and direct growth to the area and 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.

Subpolicy b: Encourage development that expands employment opportunities.

The request would generally facilitate future growth along a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within an Area of Change and the West Route 66 Activity Center, where change is encouraged. The Activity Center is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the IDO place standards on development for the subject site.

The requested zone change to NR-C would allow slightly higher density than the existing MX-M zone district, which is emphasized in Activity Center. The NR-C zone district would generally encourage, enable, and direct future growth that may expand employment opportunities to the West Route 66 Activity Center, An Area of Change, and along two corridors, therefore the request furthers Policy 5.6.2-Areas of Change and Subpolicy b.

Policy 5.6.2, Subpolicy 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.

The subject site is located in the West Route 66 Activity Center and the West Central MRA Plan which establishes the intersection of Central and Unser as the Atrisco Business Park which is a prime location for warehousing/distribution, light assembly and other types of industry and an employment center (WCMRA Plan Pg. 4). The request to NR-C would generally encourage future job creation at the time of development, though it is not guaranteed, therefore Policy 5.6.2, Subpolicy e is partially furthered.

Policy 5.6.2, Subpolicy g: Encourage development where adequate infrastructure and community services exist.

The request would generally encourage development on a vacant site that is served by existing infrastructure and community services in the Unser Crossings shopping center and the West Route 66 Activity Center, furthering Policy 5.6.2, Subpolicy g.

Policy 5.6.2, Subpolicy h: Encourage development in areas with a highly connected street grid and frequent transit service.

The subject site is located in the West Route 66 Activity Center, an area with a highly connected street system with frequent transit service. The site is located on a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. It is within 1,320' (¼ mile) of the Northwest Mesa Premium Transit Station, on the south east corner of Central Ave. and Unser Blvd. and is well-served by transit; Central Ave. NW is served by Central Ave. (66), which is a Primary fixed route which stops at the Northwest Mesa Transit Center. The request would encourage future development under the NR-C zone district. A primary difference in the MX-M and NR-C zone district are the allowable auto-oriented uses, which could adversely affect the Premium and Major Transit Corridor which is planned for mixed-use and transit-oriented development within walking distance from transit stations. The request partially furthers Policy 5.6.2, Subpolicy h.

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

The subject site is located in an Area of Change within the West Route 66 Activity Center and the Central Ave. Major Transit and Premium Transit Corridor where growth that contributes to job creation is expected and desired. The request to NR-C could facilitate future development that is slightly higher density than the existing MX-M and surrounding zone districts, therefore fostering different development intensity, uses and building standards, therefore the request generally furthers Policy 8.1.1.

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 facilitate future development efforts of the subject site that would generally foster a robust, resilient, and diverse economy by creating an opportunity for a variety of commercial, retail, and light industrial land uses in an area of change and the West Route 66 Activity Center. The NR-C zone district would also help to implement economic development visions in the West Central MRA plan at the Intersection of Central Ave and Unser Blvd.

The request will allow the applicant to develop the subject site in accordance with the NR-C zone district development on the subject site, which would be generally consistent with the character of the existing area. This would generally improve the quality of life for area residents by encouraging future development that could lead to a resilient economy or economic development efforts within the City, although the request does not include future development plans for the subject site. The request generally furthers Policy 8.1.2 – Resilient Economy.

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

The request would change the subject sites zoning to NR-C, which would allow for more commercial and industrial uses than are currently allowed under the MX-M zone. This change would generally facilitate future development that could lead to employment growth in an Area of Change, the West Route 66 Activity Center and along a designated corridor, which the Comprehensive Plan Identifies as a place that should be the focus of new urban-scale development that benefit job creation, therefore the request generally furthers Policy 8.1.5.

Does not Further/Apply

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

The requested NR-C zone district does not allow any residential uses, therefore a live, work, learn, shop, and play development would not be possible on the subject site. Goal 5.2 is not furthered.

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

The request is a zoning map amendment and does not guarantee or discourage any specific development, therefore policy 5.3.2 does not apply.

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

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.

The request is for a zoning map amendment with no associated site plan, therefore development is not guaranteed. Policy 7.3.4 and Subpolicy a are not applicable to this request.

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

The request would change the subject sites zoning from MX-M to NR-C. Though no development plans are part of this request, it would generally facilitate potential future commercial development that could lead to job creation. There is no guarantee that business and talent will stay and thrive with the approval of this request, therefore Goal 8.1 does not apply.

Policy 8.1.1, Subpolicy a: Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

The request is for a zoning map amendment and would not guarantee employment opportunities for a range of occupational skills and salary levels, therefore Subpolicy a does not apply.

Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development.

The request is for a zoning map amendment and would not guarantee entrepreneurship or encourage private business to grow or emphasize local business development, although it could lead to future development under the NR-C zone district, potentially leading to job creation and the expansion of a local or private business. The request does not apply to Goal 8.2 or policy 8.2.1.

West Central Metropolitan Redevelopment Area Plan (“WCMRA Plan”)

The subject site is partially located within the boundaries of the WCMRA Plan and the Atrisco Business Park which is highlighted as an opportunity site within the WCMRA Plan as a principal location for warehousing/distribution, light assembly and other types of industry and an employment center. The intersection of Central and Unser is also proposed to be developed with additional industrial and commercial space on underutilized properties (WCMRA Plan pg. 4).

Applicable Goals and policies that the applicant chose to include with their justification are listed below. Staff analysis follows in bold, italic text.

Economics

Goal 1: Increase the economic vitality of the MRA

Objective 1: Reduce crime in the MRA

Objective 2: Attract public and private investment to key opportunity sites and locations in the MRA.

Objective 6: Increase the number of jobs in the MRA.

Objective 7: Upgrade infrastructure to support economic development.

The request to change the zoning of the subject site to NR-C would help to facilitate the WCMRA Plan's vision to develop additional commercial, industrial and warehousing space at the Intersection of Unser Blvd. and Central Ave. by providing appropriate zoning that could attract public and private investment for future development. Future development would be encouraged on an infill site within the WCMRA plan and a designated Comprehensive Plan Activity Center.

Additionally, the request could lead to future development of the site that may help to increase the number of jobs and economic vitality of the MRA by providing appropriate zoning on an opportunity site, where public infrastructure already exists. The applicant has stated that investment has been made towards upgrading the infrastructure to serve the subject site, which would contribute to the surrounding area.

The request would generally facilitate the Economic Goal to Increase economic vitality of the MRA and Objectives 1, 2, 6, and 7.

Design

Goal 1: Improve the overall appearance of the MRA

The zone change from MX-M to NR-C could facilitate future development on the subject site which would be subject to IDO standards for the NR-C zone district. The applicant has not stated that they will be following any specific design guidelines of the WCMRA Plan in the future. However, A site plan is not a part of this request, so staff cannot determine if Design Goal applies.

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, was a revised version received on December 30, 2022. 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 commercial development.

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

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

Applicant: The proposed zone change is consistent with the health, safety, and general welfare of the City by creating zoning that is consistent with the goals and policies of the Comprehensive Plan and the West Central Metropolitan Redevelopment Area Plan and will allow for development on long standing vacant land within an MRA, provide a significant number of jobs, and will further a preponderance of the following[included] applicable goals and policies of the Comprehensive Plan as well as other applicable City Policies and Plans, namely, the West Central MRA Area Plan. 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 the West Central MRA Plan (WCMRA Plan) and does not significantly conflict with them.

Applicable citations: Goal 4.1 – Character, Policy 4.1.1 – Distinct Communities and 4.1.2 – Identity and Design, Goal 5.1-Centers and Corridors, Policy 5.1.1 – Desired Growth and Subpolicy C, Policy 5.1.2 – Development Areas, Policy 5.1.6 – Activity Centers, Policy 5.1.10 – Major Transit Corridors, Policy 5.2.1 Land Uses and Subpolicy H, Policy 5.3.1-Infill Development, Goal 5.6 - City Development Areas, Policy 5.6.2 – Areas of Change, Subpolicies b, e, g, and h, , Policy 8.1.1 Diverse Places, Policy 8.1.2 – Resilient Economy, and Policy 8.1.5 Available Land; and the WCMRA Plan Economic Goal 1 and Objectives 1, 2, 6, and 7.

Not Applicable: Goal 5.2 – Complete Communities, Policy 5.3.2 – Leapfrog Development, Policy 7.3.4 – Infill and Subpolicy a, Goal 8.1 – Placemaking, Policy 8.1.1 - Subpolicy a, Goal 8.2 – Entrepreneurship and Policy 8.2.1 Local Business; and the WCMRA Plan Design Goal 1.

The applicant’s policy-based response adequately demonstrates that the request clearly facilitates a preponderance of applicable Goals and Policies. The request generally furthers goals and policies regarding Distinct Community Character, Activity Centers and Major Transit Corridors, Land Uses, City Development Areas, Diverse Places, Resilient Economy and Infill Development and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City’s health, safety, and general welfare. The response to Criterion A is sufficient.

- B. 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: This criterion is not applicable to this zone change request.

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

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 development of an office, warehouse, distribution facility would clearly be more advantageous to the community as articulated by the ABC Comp Plan as well as the facilitating the clear mandates of the West Central Metropolitan Redevelopment Area Plan. 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. The change to NR-C will allow development of a use that is needed to support development with the West Central MRA and is consistent with the existing land use patterns in the area, development intensity, and access to existing infrastructure.

Staff response: The applicant has adequately demonstrated that the request would generally meet Criteria 3. The proposed zone would clearly be more advantageous to the community as articulated by the ABC Comp Plan as amended because the applicant adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies. The NR-C zone would permit proposed future development made possible by this request that is generally consistent with the surrounding commercial land uses within the West Route 66 Activity Center, along the Central Corridor, and within the WCMRA Plan. Although the proposed zoning does not include a site plan, it could facilitate future proposed commercial uses that would serve the surrounding community and would be more advantageous than the existing MX-M zone. The request would not permit development that is significantly different through infill development, utilization of existing utilities and infrastructure and maintain the development patterns of existing commercial development at the intersection of Unser Blvd. and Central Ave.

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 warehouse use is Conditional in the MX-M zone. NR-C allows for warehouse as a permissive use which is conditional 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. Additionally, the NR-C zone is more advantageous to job creation as it allows for industrial, commercial, and large retail uses whereas MX-M inhibits these uses as permissive.

Uses that could 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 would differ as permissive in NR-C which are conditional or not 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.

The 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 15 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	

Staff: The applicant provided a detailed response explaining how the proposed zone change to from MX-M to NR-C would not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Additionally, a comparison of uses that would become permissive with the change from the existing MX-M zoning to the proposed NR-C zoning was shown side by side in the above table. Some uses that would become permissive under the NR-C zone, which are not currently Permissive and could be considered harmful are heavy vehicle and equipment sales/repair and construction and contract facility yards. In addition, several uses that are currently prohibited will become Conditional in the NR-C zone and would require a public hearing at the ZHE.

The primary differences which the applicant discusses between the two zone districts is that the warehouse use is currently conditional and would become permissive under the NR-C zone district; and the MX-M zone district allows several residential uses and the NR-C zone district only allows one Conditional Accessory residential use (Dwelling, live-work).

The NR-C zone district could impose negative impacts on the surrounding Activity Center and Major Transit (MT) and Premium Transit (PT) corridor due to the allowable motor-vehicle related uses. Activity Centers and MT/PT corridors are intended to be developed with transit and pedestrian oriented development. The zone change would also eliminate the option for residential uses (Dwelling, townhouse and Dwelling, multi-family) along the Central Ave. MT/PT corridor.

The applicant has adequately demonstrated in their analysis how potential negative impacts could be mitigated through IDO development standards, use-specific standards and other applicable city development requirements.

Staff generally agrees with the discussion and the focus on said uses that were discussed, and that the NR-C zoning and any potential harm to the surrounding properties, the neighborhood, or the community could be mitigated.

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: The street, trail, and sidewalk systems are adequate to accommodate the redevelopment of this existing, vacant [site]. The proposed zone change will not require major and unprogrammed capital expenditures by the City as all the infrastructure needed to facilitate this project exist adjacent to or near the property. Any infrastructure improvements that may be required to meet the capacity required for the development of the subject property will be provided by the applicant/developer subject to the approved Site Plan as required by the standard City processes. As previously stated, all required infrastructure needed to support the redevelopment of this vacant building exist, if there are any infrastructure improvements required it will be provided by the applicant/developer subject to the approved Site Plan to support the change of use.

Staff: The request meets the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone. The applicant has stated that any future infrastructure improvements needed will be provided by the applicant/developer. 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: This request is not based on the property's location on a major street. The property development and the proposed zone change are supported by the location within the designated West Central MRA as well as the well-established furtherance of City policies.

Staff: The applicant's justification is not based on the subject site's location along a major corridor. The applicant adequately justifies the request based on applicable Comprehensive Plan goals and policies.

The response to Criterion F is insufficient.

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

Applicant: The cost of land or economic considerations are not the determining factor for this zone change request. However, the economics associated with the development of an existing, vacant site within an MRA and the creation of more than 300 new jobs are and should be important factors to both the applicant and the City since it efficiently uses existing improvements on the property.

Staff: Economic considerations are a factor in regards to how the NR-C zone district could promote economic development and vitality within a City MRA, 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.

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: This request would create a spot zone, but it would undoubtedly be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A as well as the mandate by City Council designating this site as part of the West Central Metropolitan Redevelopment Area which envisioned this site as a principal location in for warehousing/distribution, light assembly operations, and high-tech businesses. In order to achieve these uses, a mix of zoning designations within the MRA must be present, thus making this site a suitable location to serve as a transition between adjacent zone districts. Creating a justifiable spot zone but one that is needed to achieve the goals and policies outlined for the Central & Unser Plan area. The proposed NR-C zone clearly facilitates a multitude of policies and goals in the ABC Comprehensive Plan and the West Central Metropolitan Redevelopment Area Plan. Policies & goals supported are plentiful 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, improving the economic base of the City, improving the appearance and image of the MRA along Central as a destination for warehouse/distribution, high-tech employment hub.

On March 20th, 2017, City Council adopted amendments to the Comprehensive Plan to include the following language, "The Comp Plan provides an opportunity to foster increased collaboration and coordination by serving as a regional plan for healthy growth, efficient transportation, infrastructure needs and land use policies to better reflect new market demands, diversify and bolster the economy, better serve all demographics, support alternative transportation modes to the automobile and improve efforts to grow and develop in ways that are sustainable and improve the quality of life for all citizens." Our justified request outlines exactly how this zone change will facilitate this directive utilizing criterion H number (1).

Criterion H must meet at least one of three scenarios, shown above, in this request for a Zone Change, Criterion H, number (1) applies. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts. The area of the zone change for the subject site is different from surrounding land because it can function as a transition between adjacent zone districts. This vibrant corridor including the subject site is a healthy mix of adjacencies including NR-BP (Non Residential Business Park) zoning, MX-M (Mixed-Use Medium Intensity) zoning and High Density Residential, adding

NR-C zoning (Non-Residential Commercial) is a good transition to further the goals of the West Route 66 Activity Center, Transit Corridor policies and the West Central MRA. All exceptional locations for a mix of uses and this zone change can help to facilitate the mix of uses and employment hub goals. Overlapping the mix of uses/zones that are desirable for this corridor is the fact that the site is also in the West Central Metropolitan Redevelopment Area which identifies the desire for a mix of uses such as shopping, entertainment, high quality housing and industrial development which requires a mix zoning designations that transition between MX-L, MX-M, NR-C and NR-BP to accommodate the mix of uses desired.

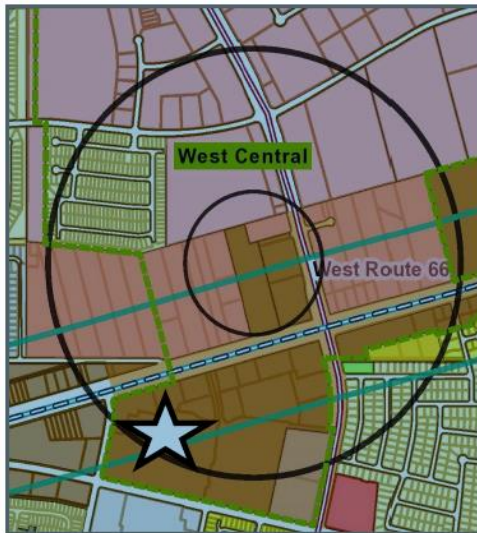
The subject site is in an area of Change as identified in the Comp Plan, however, the land to the south, north and east are Areas of Consistency, growth and development should be focused in Areas of Change (subject site) with existing infrastructure and where mixed-use development can be served by transit. The Zone Map request will serve as a zoning transition between disparate uses or changes in development intensity between Areas of Change and Areas of Consistency. This site is an appropriate transition to facilitate this policy particularly there is no abutting single family development to the subject site in any direction.

Areas of Change 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. Again, this zone change to NR-C to allow for a future office warehouse development on a freight route will help to ensure adequate transitions and buffers are provided.

The request for NR-C zoning will facilitate an appropriate transition of zoning; encouraging vitality along Corridors and in the West Route Activity Center.

The subject site is located within an Activity Center, active MRA, Premium Transit Corridor, Major Transit Corridor, Freight Corridor, Area of Change and includes a mix of commercial uses, civic uses, non-residential business park(s) public transit station and retail. Adding an employment hub into the mix is exactly what the Comprehensive Plan anticipated and identified as “ideal” patterns of development. Surrounding the site are NR-BP, MX-M and one PD high density multifamily zone districts. There are some NR-C zoned properties to the west of this site and to the east, although not adjacent.

Our response to Criterion A clearly makes evident that this request furthers a multitude of policies and goals in the ABC Comp Plan and MRA Plan and also demonstrates that the request is not in conflict with those same guiding criteria principals used by the City of Albuquerque to guide to further its vision and purpose.



SUBJECT SITE - 23 ACRES
Metropolitan Redevelopment Area
West Route 66 Activity Center
(PT) Premium Transit Station Area
(MT) Major Transit Corridor (Central Ave)
City Development Area of Change
Within 1,320 feet of Premium Transit Station
<u>IDO Zoning Adjacent & Surrounding</u>
MX-M
NR-BP
PD
MX-L
NR-C
R-T

Our justified request outlines exactly how this zone change will facilitate the mandate outlined above. Our request is a prime example of healthy growth, efficient development supporting the transportation system just how the Comp Plan envisioned; in a premium transit corridor; addressing the jobs imbalance on Albuquerque's Westside.

Approving this zone change for 23-acres of the Unser Crossing development to allow for the future development of warehouse, office and distribution facility that will bring more than 300 new jobs to the area, realizing the very goals intended for the West Central MRA Area Plan. The area is primarily surrounded by a mix of commercial uses that would be compatible. The limited multifamily to the south is safeguarded against the potentially harmful permissive uses allowed within NR-C zones through use specific standards and buffers required by the IDO.

Staff: Criterion H is a two-part test which the request generally meets. The request to NR-C from MX-M would create a spot zone. The applicant has demonstrated that the request would (1) clearly facilitate implementation of several applicable goals and policies of the ABC Comp Plan from Chapters 4-Community Identity, 5-Land Use, 7-Urban Design, and 8-Economic Development. The NR-C zone district would facilitate potential future development in an Activity Center, along a Major Transit and Premium Transit Corridor, and within a Metropolitan Redevelopment Area that has placed an emphasis on light industrial, warehouse, and commercial development at the Intersection of Central Ave. and Unser Blvd.

(2) The applicant has justified the request in response to criterion 1 above. The subject site would function as a transition between adjacent zone districts. The subject site is surrounded by PD to the south, MX-M to the East and west, and NR-BP to the north, across Central Ave. SW. The applicant has demonstrated that the subject site is in an Area of Change next, although not abutting, an Area of Consistency to the south. The PD zoning to the south of the subject site is designated as an Area of Consistency with a Multi-family residential use. The NR-C zone would act as a transition between the PD zone to the south and the NR-BP zoning to the north as well as changes in development intensity between existing residential multifamily residential neighborhoods surrounding the subject site and more intense commercial areas within the West Route 66 Activity Center to the south.

The applicant has generally demonstrated how the NR-C zone is more suitable for subject

site and surrounding area due to its location in an Activity center, along Corridors, and within and City Metropolitan Redevelopment Area and because the request clearly facilitates several applicable comprehensive plan goals and policies. The requested zone change to NR-C is generally consistent with the surrounding land uses because there are few but notable differences in allowable land uses in the MX-M zone district with surrounds the site to the east and west.

Staff generally agrees with the applicant's justification to create a spot zone. The response to Criterion H is sufficient.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application based on the December 5, 2022 submittal. A minimal amount of comments were received.

ABQ Ride made a notable comment that if the site were to remain zoned MX-M the ability to build single- and multi-family housing would be retained, while the ability to build "warehouse" would become a Conditional Use. The applicant would still have firm ground to argue a Conditional Use for Warehousing based on the jobs/housing balance situation. Abq Ride believes the community could be better served by retaining the current zoning

AMAFCA stated that the site falls in the Tierra Bayita watershed of the Amole-Hubbell Drainage Master Plan, and any future development on this site must show compliance with this drainage master plan.

PNM offered standard comments, which will become applicable upon future site plan submittal for the site.

Agency comments begin on p.38.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the SWAN Coalition, Westside coalition, and South Valley Coalition of Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments). A preapplication meeting was not requested or held.

Staff has not been notified of any opposition or support from neighbors or property owners.

V. CONCLUSION

The request is for a Zoning Map Amendment, for an approximately 22.4-acre site legally described as all or a portion of Tracts 1-4, and 14, Unser Crossings, zoned MX-M and located south of Central Ave., north of Bridge Blvd. SW, east of 86th St., and west of Unser Blvd. (the "subject site").

The subject site is zoned MX-M (Mixed Use – Medium Intensity) and is vacant. The applicant is requesting a zone change to NR-C (Non-Residential-Commercial) to allow for future commercial development on the 5 contiguous lots. The current MX-M zoning allows for a variety of commercial

uses that are permissive in the NR-C zone district, except for several motor-vehicle related uses among a few others.

The request would create a spot zone, a zone different than the surrounding zone districts, which the applicant has generally justified as being in generally more advantageous to the surrounding community and because it clearly facilitates applicable Goals and Policies in the Comprehensive Plan and there are no major conflicts. Although the NR-C zone would create a spot zone, it has the potential to be consistent with the surrounding uses in the West Route 66 Activity Center and serve as a transition between surrounding zones and land uses.

The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. As of this writing, Staff has not received any comments in support or opposition to the request.

Staff recommends approval.

FINDINGS – RZ-2022-00064, January 19, 2023 – Zoning Map Amendment

1. The request is for a Zoning Map Amendment (zone change) for an approximately 23-acre site legally described as all or a portion of Tracts 1-4, and 14, plat of Unser Crossings, Zoned MX-M located at the SW corner of Central Ave. and Unser Blvd. (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 Zone District) to facilitate future commercial development.
3. The subject site is located in an Area of Change, along the Central Ave. Premium and Major Transit Corridor and the Unser Blvd. Commuter Corridor as designated by the Comprehensive Plan. It is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Northwest Mesa Transit Center.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request clearly facilitates the following applicable policy from Chapter 4: Community Identity

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

This request would facilitate future development on the subject site that would be similar in scale and location of development within the West Route 66 Activity Center. Land uses that are currently permissive in the MX-M zone would still be permissive in the NR-C zone district, although some higher intensity uses would become permissive allowing a mix of uses for the surrounding neighborhood to utilize. The subject site is currently vacant and much of the surrounding land within the Southwest Mesa CPA is still undeveloped, with its identity and sense of community is still emerging. Furthermore, the subject site is within the West Central MRA Plan, which establishes the intersection of Unser Blvd. And Central Ave. as an opportunity site for additional industrial and commercial uses, which the request could help to meet.

The request could facilitate new development that is appropriate character of building design and scale so that the surrounding West Route 66 Activity Center and the residential neighborhood is not adversely affected.

6. The request clearly facilitates the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use
 - A. Goal 5.1 – Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

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

The request could encourage growth along a designated Major Transit and Premium Transit corridor Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within the West Route 66 Activity Center, which is a designated activity center that is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. Development in the activity center should serve neighborhoods within a 20-minute walk or short bike ride with development patterns that support access by all transportation modes.

Major Transit Corridors are anticipated to provide access to goods and services along these Corridors and the Centers they connect. Premium Transit Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations and have adequate transitions to single-family residential neighborhoods behind the Corridor. Development along these corridors should be varied and include public spaces and pedestrian amenities. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the subject site in an area of change is a prime location where development that benefits job-creation is desired, which the zone change to NR-C could help facilitate.

This request would facilitate development within the designated Activity Center and the IDO standards for development along corridors would help shape the built environment.

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

The request would facilitate slightly higher intensity development on the subject site, which is in an area of change, where growth should be directed and is desired. The subject site is within an established activity center and along a Major Transit and Premium transit Corridor with some surrounding NR-C zone districts. The request would generally maintain appropriate density and scale of development within an area that is intended to be developed with a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes (Comp Plan 5-15)

- C. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would change the zoning on the subject site from MX-M (Mixed-use – medium intensity) to NR-C (Non-residential – Commercial) which is intended to accommodate medium-scale retail, office, commercial and institutional uses with some light industrial uses. Therefore, the request could facilitate future development of neighborhood and area wide services and amenities that meet the needs of surrounding neighborhoods within the West Route 66 Activity Center. This request would allow for a future mixed-use center to be developed with a range of services and amenities that could potentially support healthy lifestyles and meet the needs of nearby residents and businesses.

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

The subject site is located along the Central Ave. Major Transit and Premium Transit Corridors and within mile of a Premium Transit Station. The request would change the zoning to NR-C and any future development would be subject to IDO design standards along a designated corridor ensuring development that is pedestrian friendly, although the request does not guarantee future pedestrian-oriented development since it would allow transit-oriented uses.

7. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding infill and development areas from Chapter 5: Land Use

- 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.

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

The request could facilitate future development of the subject site, which may provide an opportunity for complementary uses for surrounding residents and employees to utilize that are compatible in form and scale to the West Route 66 Activity Center. Future development under the NR-C zone district would be pursuant to standards for an Activity Center, along corridors, and within a transit area and would facilitate walkable and pedestrian oriented development that could contribute to a healthy and sustainable community that is accessible form surrounding neighborhoods.

Additionally, the request would continue to facilitate a healthy and sustainable community because it would facilitate future development in an area with a mix of uses including commercial-retail, offices, industrial and surrounding residential. The subject site is conveniently accessible by all transportation modes.

Although there is no guarantee of future development, the request encourages infill development on a vacant site in an area of change.

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

The subject site would encourage infill development on a vacant site that is served by existing infrastructure and public facilities that would support additional growth in the Unser Crossings shopping center and the West Route 66 Activity Center.

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

The subject site is located in an Area of Change and in the West Route 66 Activity Center, where growth is expected and desired. The request would help facilitate future development under the NR-C zone district as regulated by the IDO. The IDO has design

standards for sites within activity centers and corridors which reinforce the character and intensity of the surrounding area. The Unser Crossings shopping center and Southwest mesa CPA are still developing, and its identity and sense of community is still emerging. The request would continue to encourage, enable, and direct growth to the area.

- D. 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.

Subpolicy b: Encourage development that expands employment opportunities.

The request would generally facilitate future growth along a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within an Area of Change and the West Route 66 Activity Center, where change is encouraged. The Activity Center is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the IDO place standards on development for the subject site.

The requested zone change to NR-C would allow slightly higher density than the existing MX-M zone district, which is emphasized in Activity Center. The NR-C zone district would generally encourage, enable, and direct future growth that may expand employment opportunities to the West Route 66 Activity Center, An Area of Change, and along two corridors.

- E. Policy 5.6.2, Subpolicy g: Encourage development where adequate infrastructure and community services exist.

The request would generally encourage development on a vacant site that is served by existing infrastructure and community services in the Unser Crossings shopping center and the West Route 66 Activity Center.

8. The request clearly facilitates the following Comprehensive Plan Policies from Chapter 8: Economic Development

- A. 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

The subject site is located in an Area of Change within the West Route 66 Activity Center and the Central Ave. Major Transit and Premium Transit Corridor where growth that contributes to job creation is expected and desired. The request to NR-C could facilitate future development that is slightly higher density than the existing MX-M and surrounding zone districts, therefore fostering different development intensity, uses and building standards.

- 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 facilitate future development efforts of the subject site that would generally foster a robust, resilient, and diverse economy by creating an opportunity for a variety of commercial, retail, and light industrial land uses in an area of change and the West Route 66 Activity Center. The NR-C zone district would also help to implement economic development visions in the West Central MRA plan at the Intersection of Central Ave and Unser Blvd.

The request will allow the applicant to develop the subject site in accordance with the NR-C zone district development on the subject site, which would be generally consistent with the character of the existing area. This would generally improve the quality of life for area residents by encouraging future development that could lead to a resilient economy or economic development efforts within the City, although the request does not include future development plans for the subject site.

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

The request would change the subject sites zoning to NR-C, which would allow for more commercial and industrial uses than are currently allowed under the MX-M zone. This change would generally facilitate future development that could lead to employment growth in an Area of Change, the West Route 66 Activity Center and along a designated corridor, which the Comprehensive Plan Identifies as a place that should be the focus of new urban-scale development that benefit job creation.

9. The request facilitates the following Goal and Objectives regarding Economics from the West Central Metropolitan Redevelopment Area Plan (“WCMRA Plan”).

Goal 1: Increase the economic vitality of the MRA

Objective 1: Reduce crime in the MRA

Objective 2: Attract public and private investment to key opportunity sites and locations in the MRA.

Objective 6: Increase the number of jobs in the MRA.

Objective 7: Upgrade infrastructure to support economic development.

The request to change the zoning of the subject site to NR-C would help to facilitate the WCMRA Plan’s vision to develop additional commercial, industrial and warehousing space at the Intersection of Unser Blvd. and Central Ave. by providing appropriate zoning that could attract public and private investment for future development. Future development would be encouraged on an infill site within the WCMRA plan and a designated Comprehensive Plan Activity Center.

Additionally, the request could lead to future development of the site that may help to increase the number of jobs and economic vitality of the MRA by providing appropriate zoning on an opportunity site, where public infrastructure already exists. The applicant

has stated that investment has been made towards upgrading the infrastructure to serve the subject site, which would contribute to the surrounding area

10. The request meets the Zoning Map Amendment Review & Decision Criteria in IDO Section 14-16-6-7(G)(3) as follows:

- A. 6-7(G)(3)(a): Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request clearly facilitates applicable Comprehensive Plan Goals and policies (and the West Route 66 MRA Plan) and does not significantly conflict with them. The applicant's policy-based response demonstrates that the request facilitates several applicable Goals and policies regarding character, land use, centers and corridors, infill and city development, and economic development patterns and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare.
- B. 6-7(G)(3)(b): The subject site is located wholly in an Area of Change. Therefore, this criterion does not apply.
- C. 6-7(G)(3)(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 clearly facilitate several applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.
- D. 6-7(G)(3)(d): The applicant has adequately demonstrated in their analysis how potential negative impacts could be mitigated through IDO development standards, use-specific standards and other applicable city development requirements.

Staff generally agrees with the discussion and the focus on said uses that were discussed, and that the NR-C zoning and any potential harm to the surrounding properties, the neighborhood, or the community could be mitigated.
- E. 6-7(G)(3)(e): The request meets the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone. The applicant has stated that any future infrastructure improvements needed will be provided by the applicant/developer.
- F. 6-7(G)(3)(f): The applicant's justification is not based on the subject site's location along a major corridor. The applicant adequately justifies the request based on applicable Comprehensive Plan goals and policies.
- G. 6-7(G)(3)(g) Economic considerations are a factor in regards to how the NR-C zone district could promote economic development and vitality within a City MRA, 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.
- H. 6-7(G)(3)(h): Criterion H is a two-part test which the request generally meets. The request to NR-C from MX-M would create a spot zone. The applicant has demonstrated that the request would (1) clearly facilitate implementation of several applicable goals and policies of the ABC Comp Plan and (2) The applicant has justified the request because it can function as a transition between adjacent zone districts.

The applicant has generally demonstrated how the NR-C zone is more suitable for subject site and surrounding area. The requested zone change to NR-C is generally consistent with the surrounding land uses because there are few but notable differences in allowable land uses in the MX-M zone district with surrounds the site to the east and west. Staff generally agrees with the applicant's justification to create a spot zone

11. The affected, registered neighborhood organizations are the SWAN Coalition, Westside coalition, and South Valley Coalition of Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required.
12. A pre-application neighborhood meeting was not held for this request. A facilitated meeting was not requested.
13. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION – PR-2018-001389, RZ-2022-00064, January 19, 2023

APPROVAL of Project# 2018-001389, Case# RZ-2022-00064, a Zoning Map Amendment, for an approximately 23-acre site legally described as all or a portion of Tracts 1-4, and 14, Unser Crossings, zoned MX-M and located south of Central Ave., north of Bridge Blvd. SW, east of 86th St., and west of Unser Blvd. based on the preceding Findings.



Megan Jones, Senior Planner

Notice of Decision CC list:

Armstrong Central Unser LLC, nzion@agoc.com
Modulus Architects & Land Use Planning Inc., awilliamson@modulusarchitects.com
South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos,
jgallegoswccd@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition), Luis Hernandez Jr. luis@wccd.org
Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard@gmail.com
South Valley Coalition of Neighborhood Associations, Roberto Roibal, rroibal@comcast.net
South Valley Coalition of Neighborhood Associations, Patricio Dominguez,
dpatriciod@gmail.com
Legal, dking@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

No Comment

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: NONE

WATER UTILITY AUTHORITY

Utility Services

1. No adverse comment.
2. For informational purposes only:
 - 2a. A request for availability will be needed for any new development or re-development.
 - 2b. Link for new statement: ***<https://www.abcwua.org/info-for-builders-availability-statements/>***

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comments at this time.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

ABQRIDE notes that the change from MX-M to NR-C would remove housing of all types from the list of potential uses for the combined sites. As noted in the application the site is served by ART and the Route 54 and 198 fixed route buses. The site is immediately across Central Avenue from a Premium Transit Station (the Central and Unser Transit Center) and is served on Central by the Route 198 and on Unser Boulevard by the Route 54. The site is also within the West Route 66 Activity Center. While the site is not technically within the 660-foot radius Premium Transit Center area, it falls entirely within the ½ mile radius used by ABQRIDE as a functional walking distance for transit use. The applicant notes correctly that there is a serious jobs/housing imbalance on the west side. However, the site does have excellent access to transit and our transit system, especially the ART routes, offers excellent access to jobs throughout the City. Thus, this would be an excellent site for a mixed-use development. If the site were to remain zoned MX-M the ability to build single- and multi-family housing would be retained, while the ability to build “warehouse” would become a Conditional Use. The applicant would still have firm ground to argue a Conditional Use for Warehousing based on the jobs/housing balance situation. On balance, ABQRIDE believes the community could be better served by retaining the current zoning.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments to the zone change. This site falls in the Tierra Bayita watershed of the Amole-Hubbell Drainage Master Plan, and any future development on this site must show compliance with this drainage master plan.

ALBUQUERQUE PUBLIC SCHOOLS

No Comment

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities and/or easements along the Central Avenue, Unser Blvd, Bridge Blvd, and 86th Street frontages and throughout the site along internal streets, drive aisles, and other locations.

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 Site Plan and any related Plat.

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

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

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

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

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



Figure 1: looking NE at the Central Ave & Unser Blvd. Intersection from the subject site along Unser Blvd.



Figure 2: Looking SW towards the subject site from Unser Blvd.



Figure 3 (left) & 4 (below): Looking SW at existing infrastructure within the Unser Crossings Shopping Center



Figure 4: Looking east at existing sidewalks, streets, stop signs, , crosswalks, curb and gutter within the subject site.



Figure 5: Looking West at a Unser Crossings Shopping Center Sign and City Library across Central Ave.

HISTORY



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 16, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1007204**
08EPC-40034 SITE DEVELOPMENT -
SUBDIVISION
08EPC-40035 SITE DEVELOPMENT -
BUILDG PRMT
08EPC-40039 AMEND SECTOR
DEVELOPMENT PLAN MAP

Armstrong Development Properties
1500 N. Priest Drive, Suite 150E
Tempe, AZ 85281

LEGAL DESCRIPTION: for Tracts 1A, 1B, 2A, 2B, 3A, 3B, & 6, Barrett V.E. Subdivision and approval of Site Development Plans for the aforementioned tracts and Tracts 4-A-1, 4B, 5-B-1 & 5-B-2, Lands of WEFCO Partners, zoned SU-2/C-2, located on Central Avenue between Unser and 86TH ST SW, containing approx. 50 acres. (K-9 ,10/L-10) Anna DiMambro, Staff Planner

On May 15, 2008 the Environmental Planning Commission voted to recommend approval to the City Council Project 1007204/08EPC 40039, a request for a map amendment to the West Route 66 Sector Development Plan from "SU-1/C-2 (10 acres), O-1, and PRD 20 du/acre (7 acres)" to C-2, for Tracts 1A, 1B, 2A, 2B, 3A, 3B, and 6 V.E. Barrett Subdivision, based on the following Findings:

FINDINGS:

1. This is a request for a map amendment to the West Route 66 Sector Development Plan for Tracts 1A, 1B, 2A, 2B, 3A, 3B, and 6 V.E. Barrett Subdivision, an approximately 36 acre portion of a larger approximately 50 acre site located at the southwest corner of Central and Unser SW. The site is currently zoned SU-1/C-2 (10 acres), O-1, and PRD 20du/acre (7 acres) and is currently vacant. The applicant is proposing C-2 zoning for the entire site. Due to the acreage of the proposed zone change, this request will need to be approved by the City Council. The EPC is a recommending body in this case.

OFFICIAL NOTICE OF DECISION
MAY 15, 2008
PROJECT #1007204
PAGE 2 OF 17

2. The applicant has submitted concurrent requests for a site development plan for subdivision and a site development plan for building permit for the larger 50-acre site. Retail uses are proposed for the entire site, including a health club.
3. The subject site is located within the Established Urban Area as designated by the Comprehensive Plan and is also within the boundaries of the West side Strategic Plan and the West Route 66 Sector Development Plan. The site is a designated Community Activity Center, and Central and Unser are both Enhanced Transit Corridors in this area.
4. This request furthers the following Comprehensive Plan goals and policies:
 - a. This request will contribute to a full range of urban land uses (II.B.5a).
 - b. The subject site is an appropriate location for the proposed intensity (II.B.5d).
 - c. The proposed zoning will enable development of a vacant infill site that is contiguous to existing infrastructure. Site plan review due to the site's size will ensure the integrity of existing neighborhoods (II.B.5e).
 - d. Employment and services uses on this site will complement the surrounding residential areas. Site plan review will ensure minimization of adverse effects of noise, lighting, pollution, and traffic on residential environments (II.B.5i).
 - e. The proposed zoning will contribute to the efficient placement of services (Transportation and Transit goal).
 - f. The proposed zoning will add to the economic diversity of the West Side (Economic Development goal).
 - g. The proposed zoning will accommodate a wide range of occupational skills and salary levels (II.D.6a).
 - h. The proposed zoning will enable development of a shopping center that may attract both local and outside businesses (II.D.6b).
 - i. The proposed zoning will enable development of a shopping center that will create jobs and reduce the need to travel (II.D.6g).
5. This request partially furthers the following Comprehensive Plan policies:
 - a. The applicant is requesting to eliminate the requirement for higher density housing in this designated Activity Center. While residential development is appropriate and encouraged, it is not required (II.B.5h and II.B.7i).
 - b. The subject site is currently only partially commercially zoned (II.B.5j).
 - c. The proposed location for this shopping center will be convenient for nearby residents, but mixed use is not being proposed (II.B.7a).
 - d. Employment and services uses on this site will complement the surrounding residential areas. Site plan review will ensure minimization of adverse effects of noise, lighting, pollution, and traffic on residential environments (II.B.5i).
 - e. The proposed zoning will add to the economic diversity of the West Side (Economic Development goal).
 - f. The proposed zoning will accommodate a wide range of occupational skills and salary levels (II.D.6a).

6. This request furthers the following goals, objectives, and policies of the West Side Strategic Plan:
 - a. The proposed zoning will allow West Side residents the opportunity to shop and play in the area where they live (Goal 10).
 - b. Land uses on the West Side are currently unbalanced with a need for commercial uses (Objective 1).
 - c. This zone change will promote job opportunities and business growth in an appropriate area (Objective 8).
 - d. The proposed zoning will allow for urban style services (Policy 3.40).
 - e. The proposed zoning will encourage employment growth (Policy 3.41).

 7. The applicant has adequately justified this request based upon R-270-1980:
 - a. The proposed C-2 zoning allows extensive review by city departments, agencies and residents, which minimizes any adverse effects of future development on public facilities, services and roadways and ensures that the design contributes positively to the neighborhood. This is consistent with the health, safety, morals, and general welfare of the city (A).
 - b. The Planning Department considers that the applicant has provided an acceptable justification for the change and has demonstrated that the requested zoning will not destabilize land use and zoning in the area because it is consistent with the zoning of many surrounding properties (B).
 - c. The applicant cited a preponderance of applicable goals and policies of the Comprehensive Plan and the West Side Strategic Plan that are furthered by this request (C).
 - d. The applicant has justified the change based on changed conditions and on the proposed use category being more advantageous to the community
 - i. An 80-acre Regional Shopping Center, which was approved as part of the Atrisco Business Park Master Plan, was a factor in limiting the amount of commercial development that could take place on the subject site. This regional mall was never developed in this area. 100% commercial zoning on the subject site is appropriate to fill the gap in commercial zoning that was left when the regional mall was developed further north (2).
 - ii. Overall, the applicant has cited a preponderance of policies that are furthered by this request (3).
 - e. C-2 zoning is an appropriate zoning category for a Community Activity Center and that most of the allowable uses are innocuous (E).
 - f. The applicant will be required to fund any associated infrastructure improvements (F).
 - g. Economic considerations are not the determining factor for the request (G).
 - h. While the location of the site is certainly a factor in this analysis, it is not the only justification for the proposed change (H).
 - i. This request will not constitute a spot zone or a strip zone (I and J).

 8. There is no known neighborhood or other opposition to this request. There is substantial support for this request from area residents and neighborhood associations.
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OFFICIAL NOTICE OF DECISION
MAY 15, 2008
PROJECT #1007204
PAGE 4 OF 17

On May 15, 2008 the Environmental Planning Commission voted to approve Project 1007204/08EPC 40034, a site development plan for subdivision, for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision with design standards for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners an approximately 50-acre vacant site located at the southwest corner of Central and Unser SW. The site is currently zoned C-2 and SU-1/C-2 (10 acres), O-1, and PRD 20du/acre (7 acres).
2. The applicant is proposing to re-plat the existing 11 tracts into 14 tracts and proposes design standards.
3. The applicant has a submitted concurrent request for a map amendment to the West Route 66 Sector Development Plan for an approximately 36- acre portion of the site so that the entire site will be zoned C-2. The applicant has also submitted a concurrent request for a site development plan for building permit. Retails uses are proposed for the entire site, including a health club.
4. The subject site is located within the Established Urban Area as designated by the Comprehensive Plan and is also within the boundaries of the West side Strategic Plan and the West Route 66 Sector Development Plan. The site is a designated Community Activity Center, and Central and Unser are both Enhanced Transit Corridors in this area.
5. This request partially furthers the following Comprehensive Plan goals and policies:
 - a. The applicant is proposing design standards that would regulate the use and design of these future pad sites. However, the site development plan for subdivision does not restrict the number of drive-thrus on the site. Restriction on the number of drive-thrus is crucial to maintain the integrity of the Activity Center and to protect the established residential neighborhoods from the traffic that will be drawn to and through the site thereby increasing vehicle/pedestrian conflicts (II.B.5k).
 - b. While staff agrees that the location is convenient for residents, the proposed site plan consists mostly of larger parcels (II.B.7a).
6. This request furthers the following West Side Strategic Plan policy:
 - a. This site is accessible by several major streets and is also served by 4 bus routes (Policy 1.14).

OFFICIAL NOTICE OF DECISION
MAY 15, 2008
PROJECT #1007204
PAGE 5 OF 17

7. Delegation of future phases of development to the DRB is not appropriate in this case because of the importance of the properties adjacent to Central and Unser.
8. The submittal meets the Zoning Code's Large Retail Facility (LRF) Regulations (Section 14-16-3-2 (D)) except for the block size specifics of subsection (3) Site Division. The subject site's dimensions result in irregular block sizes, which are appropriate because:
 - a. The proposed block sizes achieve the intent of the LRF Regulations;
 - b. The proposed design is appropriate for this location;
 - c. The narrow side of the site abuts the adjacent 86th Street that provides a primary access
 - d. The long side along Central Avenue has a major entrance that leads to a large, pedestrian-oriented entrance plaza for a group of buildings.
9. There is substantial support for this request from area residents and neighborhood associations.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Design Standards
 - a. Future phases of development may be delegated to the DRB after EPC review of the first pad site.
 - b. The applicant shall provide a note stating that all development on the site must comply with Zoning Code and West Route 66 Sector Development Plan Design Overlay Zone regulations and that where conflicts exist, the most restrictive shall apply.
 - c. All references to the SU-2 zone shall be removed from the Design Standards.
 - d. A clear statement shall be added to the Permitted Uses section stating that any C-2 conditional uses proposed for the site will require a Conditional Use Permit.
 - e. Streetscape: The applicant shall insert the statement that streetscape will also encourage nearby residents to walk rather than drive to Unser Crossing.
 - f. Parking:
 - i. The statement prohibiting on-street parking shall be removed.
 - ii. The statement regarding compliance with the big box ordinance shall be removed from the second bullet point.

- iii. A standard shall be added stating that parking shall be placed on at least two sides of a building within a particular lot and, if possible, shall not dominate the building or street frontage.
 - iv. The statement regarding employee parking shall be removed.
 - v. A note shall be added stating that trees shall be provided in the parking areas per the requirements of the West Route 66 Sector Development Plan Design Overlay Zone.
- g. Site Landscape:
- i. The applicant shall state when the hardscape palette will be selected and by whom.
 - ii. The first bullet point shall not state specific zoning code section and shall additionally state that landscape plans shall also comply with the West Route 66 Sector Development Plan Design Overlay Zone.
- h. Commons Area: This section shall be removed.
- i. Service/Loading Areas: The wall height required for screening of service/loading shall be changed to 8' at the loading dock areas.
- j. Building Articulation/Design: Design requirements shall be added to make the rears of buildings attractive to the same standard as the sides of buildings.
- k. Portable Buildings: Temporary portable buildings shall also be prohibited.
- l. Sustainability: The applicant shall add information regarding access to transit and safe and convenient pedestrian connections in order to facilitate multi-modal transportation.
- m. Lighting: Maximum lighting height shall be 20' unless the Zoning Hearing Examiner approves a variance.
4. Signage Master Plan shall return to the EPC for review and approval:
- i. Off-premise signs shall be added to the list of prohibited signs. Temporary banner signs for special events may be allowed with an Administrative Amendment.
 - ii. The statement "signs will not be permitted to be installed or placed along the perimeter of the property" shall be removed.
 - iii. A note shall be added stating that all signage shall comply with regulations of the Zoning Code and the West Route 66 Sector Development Plan Design Overlay Zone unless the Zoning Hearing Examiner approves a variance.
 - iv. A note shall be added stating that signage facing residential areas shall not be illuminated.
5. Transit:
- i. The applicant shall include information regarding all of the bus routes that serve the subject site.
 - ii. The applicant shall coordinate with the Transit Department about possible participation in Transportation Demand Management (TDM) programs.
6. Drive-Up Service Windows: The total number of permitted drive-up service windows shall be limited to 4, with the number of adjacent drive-up service window uses limited to two. Drive-up window uses may include a bank, pharmacy and a maximum of two "quick-serve restaurants."

7. Wireless Telecommunications Facilities: Any allowance for wireless telecommunications facilities shall require architectural integration.
8. The site development plan for subdivision shall be made to match the approved site development plan for building permit.
9. Final approval of the corresponding map amendment to the West Route 66 Sector Development Plan (08EPC 40039) by the City Council is required prior to final sign-off of the site development plan for subdivision at the DRB.
10. City Engineer Conditions:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. Comment continued on next page. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Page 7, 10C and page 15, 18C, The width of the drive aisle between the landscape island and the parking area behind retail shops 7C and 7C2 shall be a maximum 35' to minimize the crossing distance for the pedestrian walkway by adding additional parking.
 - d. Provide adequate site distance at service drives along Bridge Boulevard adjacent to 6' screen wall.
 - e. According to the TIS, there are six uses with drive-thru windows. Therefore, the applicant should provide the entire site plan for the purpose of reviewing site circulation.
 - f. Site drives to be designed and located per the recommendations in the TIS.
 - g. Provide truck route and turning information on site plan. Service drives and loading areas to be designed accordingly.
 - h. Provide cross access to Tracts 7 and 8 (designated as not a part on site plan), to site drive aisles that provide connections with Unser and Bridge Boulevards. Provide applicable cross access agreements.
 - i. A concurrent platting action will be required at DRB.
 - j. Site plan shall comply and be designed per DPM Standards.
 - k. Dedication of right-of-way from the centerline of Unser Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - l. Dedication of right-of-way from the centerline of Central Avenue a Principal arterial as designated on the Long Range Roadway System map.
 - m. Dedication of right-of-way from the centerline of Bridge Boulevard a Collector Street as designated on the Long Range Roadway System map.

OFFICIAL NOTICE OF DECISION
MAY 15, 2008
PROJECT #1007204
PAGE 8 OF 17

- n. Dedication of right-of-way from the centerline of 86th Street a Collector Street as designated on the Long Range Roadway System map.
 - o. Dedication of an additional 6 feet of right-of-way along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street as required by the City Engineer to provide for on-street bicycle lanes.
 - p. Construction of the bicycle lanes along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street adjacent to the subject property, as designated on Long Range Bikeways System map.
11. Final City Council approval of the accompanying sector development plan map amendment (08EPC-40039) is required prior to final DRB sign-off.
-

On May 15, 2008 the Environmental Planning Commission voted to approve Project 1007204/08EPC 08EPC 40035, a site development plan for building permit, for Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for portions of Tracts 1A, 1B, 2A, 2B, 3A, 3B, 4B, and 6 V.E. Barrett Subdivision and Tracts 4-A-1, 5-B-1, 5-B-2, Lands of WEFCO Partners an overall approximately 50-acre vacant site located at the southwest corner of Central and Unser SW. The site is currently zoned C-2 and SU-1/C-2 (10 acres), O-1, and PRD 20du/acre (7 acres).
2. The applicant has a submitted concurrent request for a map amendment to the West Route 66 Sector Development Plan for an approximately 36- acre portion of the site so that the entire site will be zoned C-2. The applicant has also submitted a concurrent request for a site development plan for subdivision with design standards. Retails uses are proposed for the entire site, including a health club.
3. The subject site is located within the Established Urban Area as designated by the Comprehensive Plan and is also within the boundaries of the West side Strategic Plan and the West Route 66 Sector Development Plan. The site is a designated Community Activity Center, and Central and Unser are both Enhanced Transit Corridors in this area.

4. This request partially furthers the following Comprehensive Plan goals and policies:
- a. The concept of creating a shopping center to offer more retail options to west side residents is supported; however, the overall layout and design of the shopping center with its back towards the adjacent residential neighborhoods does little to promote an integrated community. The site layout is not conducive to walkability and places more of an emphasis on the personal vehicle (Goal for Developing and Established Urban Areas).
 - b. The proposed site layout could be improved to better respect existing neighborhood conditions, although the proposed uses are appropriate (II.B.5d).
 - c. This request would enable development of a vacant infill site that is contiguous to existing infrastructure. However, the proposed design of the site does not ensure the integrity of the existing neighborhood because the entire length of Bridge Boulevard, which is adjacent to residential neighborhoods, is devoted to building rears and loading docks (II.B.5e).
 - d. The employment and services uses in the retail center would complement the surrounding residential areas. Currently, there are few retail options on the west side. However, the design of the site may create adverse effects of noise, lighting, pollution, and traffic on the adjacent residential environment (II.B.5i).
 - e. This development will buffer adjacent residential areas from the noise on Central Avenue, but the proposed location of the truck loading docks will create additional noise (II.B.5k).
 - f. The site's location is convenient for commercial services, but mixed uses are not proposed, and the site design does not encourage walking (II.B.7a).
 - g. The proposed commercial uses may somewhat encourage walking from one shop to another adjacent shop, although the overall site design does not encourage walking. Pedestrian linkages are provided between uses within the site and to surrounding neighborhood. Buildings are not designed to support public transit and pedestrian activity, although the architecture is appropriate. Landscaping, street furniture, and textured paving are proposed (II.C.9d).
 - h. While the proposal may contribute to the efficient placement of services and sufficient roadway capacity will be ensured through required improvements at the applicant's cost, the proposal does not encourage walking, bicycling, or the use of transit. The applicant is proposing to provide transit shelters, but these could be incorporated into the site plan in a more meaningful way (Transportation and Transit Goal).
 - i. Adequate parking screening is provided, and no high water use plants are proposed for the landscape strips. Proposed signage, however, is excessive, and building facades are mostly separated from the roadway corridor by parking areas. Sidewalks are proposed adjacent to the surrounding roadway corridors that will facilitate safe and convenient walking around the perimeter of the site (II.C.9e).
 - j. The proposal does not show a majority of building entrances from the street and shows the majority of buildings set back from the street at distances far greater than what this policy calls for, with parking areas separating the buildings from the street. The applicant has used a 15% parking reduction based upon transit access as allowed by the Zoning Code and the design standards project a floor area ratio of 1.0 at build-out. This policy calls for building entrances to be on the street for the convenience of transit riders and to make the use of transit more appealing to vehicle drivers (II.D.4a).

- k. Pedestrian and bicycle paths have been incorporated into the project, but the layout of the buildings could be improved to reduce pedestrian/vehicle conflicts and walking distances (II.D.4g).
 - l. Four transit routes service this site, and safe access to transit and transfer capability is provided for in this site plan, although the site plan fails to meaningfully integrate transit into the development (II.D.4p).
5. This request furthers the following West Side Strategic Plan goals and policies:
- a. This site is accessible by several major streets and is also served by 4 bus routes. It is accessible by pedestrians and bicyclists, although this access may not be ideal (Policy 1.14).
6. This request partially furthers the following West Side Strategic Plan goals and policies:
- a. Although some of the smaller shops are clustered in some areas of the site plan, many of the proposed structures have the appearance of a strip mall (Policy 1.3).
 - b. Pedestrian and bicycle access is provided to key activity areas. However, the parking lots are not carefully designed to facilitate this access (Policy 1.5).
 - c. The proposal shows buildings of different scales, and the smaller building clusters encourage pedestrian access. However, the three main building structures are too large to be considered pedestrian scale, and parking is located solely in front of the larger buildings. No on-street parking is proposed (Policy 1.12).
 - d. While the applicant is proposing aesthetically pleasing landscaping for Bridge and Central and is also proposing commercial services that will contribute to the social enhancement of Bridge and Central, the entire length of Bridge adjacent to the subject site is dedicated to building rears with large loading dock areas (Policy 3.45).
7. The submittal meets the Zoning Code's Large Retail Facility (LRF) Regulations (Section 14-16-3-2 (D)) except for the block size specifics of subsection (3) Site Division. The subject site's dimensions result in irregular block sizes, which are appropriate because:
- a. The proposed block sizes achieve the intent of the LRF Regulations;
 - b. The proposed design is appropriate for this location;
 - c. The narrow side of the site abuts the adjacent 86th Street that provides a primary access
 - d. The long side along Central Avenue has a major entrance that leads to a large, pedestrian-oriented entrance plaza for a group of buildings.
8. There is substantial support for this request from area residents and neighborhood associations.

CONDITIONS :

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Parking:
 - a. The motorcycle spaces shall be located in an area that is visible from the entrance of the building on the site.
 - b. A detail drawing of the proposed motorcycle signage shall be provided.
 - c. Add a column to the parking calculations chart totaling the number of required parking spaces for each building group to match the groupings in the "Parking Provided" column. If the minimum parking required for the site cannot be met, then the applicant shall request a variance from the Zoning Hearing Examiner.
 - d. Adjust building square footages in the parking calculation chart to match those shown on the site plan.
 - e. The row of disabled parking spaces south of Retail 1 shall be located closer to the entrance of Retail 1 or Retail 7B.
 - f. Some of the disabled parking spaces adjacent to Retail 5 shall be located near Retail 4.
 - g. Parking shall be located on at least 2 sides of each building.
4. Site Plan:
 - a. Note 1 shall be revised to remove the statement "if a truck bay is located within 300 feet of a residential structure."
 - b. Future phases of development may be delegated to the DRB after EPC review of the first pad site.
 - c. Pedestrian walkways through the parking lots shall align with building entrances where possible.
 - d. Additional cart storage areas shall be provided throughout the site where necessary, and parking calculations shall be revised accordingly.
 - e. Pervious paving shall be used in plaza areas, along building facades, and along pedestrian walkways.

OFFICIAL NOTICE OF DECISION
MAY 15, 2008
PROJECT #1007204
PAGE 13 OF 17

5. Transit:
 - a. All adjacent bus stops (including those on opposite sides of the street) shall be shown on the site plan.
 - b. Direct connections shall be provided to each adjacent bus stop.
 - c. A transit feasibility plan shall be provided as per West Side Strategic Plan Policy 1.2 and in coordination with the Transit Department.
 - d. A new stop on Central Avenue just east of the westernmost driveway will provide access to the site via the #54 and the #66. A new stop on Unser north of the Unser driveway will provide access via the #54. These shall be shown on the site plan and incorporated into the site design as approved by the Transit Department.
 - e. The applicant shall install bus shelters and associated trash cans and benches at both stops, as reflected in the Site Plan for Subdivision's section M (Transit Facilities), and as approved by the transit department.
 - f. If posted speed limits adjacent to the site on Central will remain over 45 mph, then the applicant install a bus bay for the new stop on Central Avenue, if required by the Transit Department.
6. Maximum lighting height shall be 20' unless the Zoning Hearing Examiner approves a variance.
7. Landscaping:
 - a. Parking lot tree planters shall be placed such that not more than 15 side-by-side parking spaces shall be allowed between planters. For the purpose of calculating parking spaces, cart storage spaces and motorcycle spaces shall be included.
 - b. The locations of trees, lighting, and signage shall be coordinated to prevent future conflict.
 - c. Move street trees along Bridge and along 86th behind sidewalk per street tree ordinance. Move sidewalk farther away from street creating planting area 6' wide or greater providing sufficient rooting area and place trees there for greater pedestrian safety, walkability, and environmental benefits. Same for sidewalk placement along Central and Unser.
 - d. A street tree plan shall be provided for the entire lengths of Central and Unser.
 - e. Street trees along Central shall be species that will reach a height of 25 feet or less at maturity. (PNM comment).
 - f. The note "Landscape to be determined by future tenant" shall be removed.
8. Walls and Fences:
 - a. The wall height required for screening of service/loading shall be changed to 8' at the loading dock areas.
 - b. Detail drawings of the proposed screen wall shall be provided, including information regarding materials and colors that match the building architecture.
9. Plaza areas:
 - a. The square footage of each plaza space shall be indicated on the site plan.

- b. Plaza calculations shall be revised to reflect regulations of the large retail facilities regulations (a collection of smaller buildings linked by common walls shall be considered one building). Plaza space for each building shall be located adjacent to or near the associated building.
 - c. A minimum of 50% of the required public space shall be provided in the form of aggregate space as required by the Zoning Code's Large Retail Facility Regulations.

- 10. Grading, Drainage, and Utility Plan
 - a. The detention pond shall be shallow to prevent the need for defensive security fencing, if technically feasible, yet has the capacity to manage storm waters in a 100-year event.
 - b. The retaining wall symbol shall be removed from the legend unless there is actually a retaining wall on the site.
 - c. A detail drawing for the detention pond shall be provided. This ponding area shall be rotated 90 degrees and relocated parallel along the adjacent drive aisle and to be bisected by the proposed pedestrian walkway and as presented at the hearing.

- 11. Architecture:
 - a. Elevations shall state color names, shall correctly label each building, and shall use cardinal directions to label each façade.
 - b. The statement on the Lowe's elevations regarding the "representation of design intent" shall be removed.
 - c. Colors and materials of service doors shall be indicated. High quality materials and treatments shall be used to enhance the aesthetic qualities of these doors.
 - d. Similar treatments shall be used on rear elevations as are used on side elevations to meet the intent of Zoning Code §14-16-3-18.
 - e. Outdoor seating and plaza space shall be provided as required by large retail facility regulations (§14-16-3-2) and Zoning Code §14-16-3-18.
 - f. Retail buildings 7C and 7C2 shall have windows facing the pedestrian plaza on their east and west facades, respectfully.

- 12. Signage Master Plan shall return to the EPC for review and approval:
 - a. All signage shall comply with the Signage Master Plan as approved by the EPC as part of the associated site development plan for subdivision (08EPC 40034).
 - b. Vehicular and pedestrian wayfinding sign program shall be included.
 - c. Allocation of signage for all tenants shall be described.

- 13. Maintenance Agreement:
 - a. The applicant shall sign a maintenance agreement with the City that is deemed appropriate by the Planning Director. (§14-16-3-2)
 - b. The applicant shall add a note on the site development plan for building permit referencing the maintenance agreement.

OFFICIAL NOTICE OF DECISION
MAY 15, 2008
PROJECT #1007204
PAGE 15 OF 17

14. Solid Waste:
 - a. The site plan shall comply and be designed in accordance with Solid Waste Management requirements.
 - b. Detail drawings shall be provided of the proposed double refuse enclosure.
15. Final approval of the corresponding map amendment to the West Route 66 Sector Development Plan (08EPC 40039) by the City Council is required prior to final sign-off of the site development plan for building permit at the DRB.
16. The applicant must request a Water/Sewer Availability statement. The Utility Plan shall be approved by the Water Utility Authority prior to DRB sign-off.
17. PNM conditions: Access to the development along Central Avenue (driveways, curb cuts) needs to avoid the existing PNM structures. If any of the PNM structures are required to be located due to this project, the developer must pay for the cost of relocation. Any changes or realignment of the existing overhead or underground distribution lines will be at the customer's expense.
18. City Engineer Conditions:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. Comment continued on next page. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Page 7, 10C and page 15, 18C, The width of the drive aisle between the landscape island and the parking area behind retail shops 7C and 7C2 shall be a maximum 35' to minimize the crossing distance for the pedestrian walkway by adding additional parking.
 - d. Provide adequate site distance at service drives along Bridge Boulevard adjacent to 6' screen wall.
 - e. According to the TIS, there are six uses with drive-thru windows. Therefore, the applicant should provide the entire site plan for the purpose of reviewing site circulation.
 - f. Site drives to be designed and located per the recommendations in the TIS.
 - g. Provide truck route and turning information on site plan. Service drives and loading areas to be designed accordingly.
 - h. Provide cross access to Tracts 7 and 8 (designated as not a part on site plan), to site drive aisles that provide connections with Unser and Bridge Boulevards. Provide applicable cross access agreements.
 - i. A concurrent platting action will be required at DRB.
 - j. Site plan shall comply and be designed per DPM Standards.

- k. Dedication of right-of-way from the centerline of Unser Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- l. Dedication of right-of-way from the centerline of Central Avenue a Principal arterial as designated on the Long Range Roadway System map.
- m. Dedication of right-of-way from the centerline of Bridge Boulevard a Collector Street as designated on the Long Range Roadway System map.
- n. Dedication of right-of-way from the centerline of 86th Street a Collector Street as designated on the Long Range Roadway System map.
- o. Dedication of an additional 6 feet of right-of-way along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street as required by the City Engineer to provide for on-street bicycle lanes.
- p. Construction of the bicycle lanes along Unser Boulevard, Central Avenue, Bridge Boulevard and 86th Street adjacent to the subject property, as designated on Long Range Bikeways System map.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 30, 2008** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

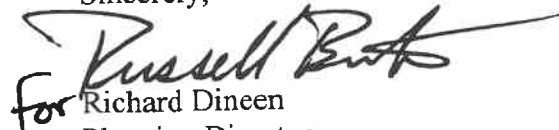
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
MAY 15, 2008
PROJECT #1007204
PAGE 17 OF 17

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/AD/ac

cc: Darren Sowell Architects, 4700 Lincoln Rd. NE, Suite 111, Albuquerque, NM 87109
Miguel Maestas, Avalon NA, 9400 Harbor Rd. NW, Albuquerque, NM 87121
Kelly Chappelle, Avalon NA, 9135 Santa Catalina Ave. NW, Albuquerque, NM 87121
M Max Garcia, Los Volcanes NA, 6619 Honeylocust Ave. NW, Albuquerque, NM 87121
Benny Sandoval, Los Volcanes NA, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Tony Chavez, Skyview West NA, 305 Claire Ln. SW, Albuquerque, NM 87121
Beatrice Purcella, Skyview West NA, 201 Claire Ln. SW, Albuquerque, NM 87121
Norman Mason, Stinson, Tower NA, 7427 Via Tranquilo SW, Albuquerque, NM 87121
Victor Wyant, Stinson Tower NA, 612 Cottontail SW, Albuquerque, NM 87121
Andres Anaya, Sunrise HOA, 209 Galataneau NW, Albuquerque, NM 87121
Darlene Norris, Sunrise HOA, 319 Galataneau NW, Albuquerque, NM 87121
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121
Van Barber, Westside Merchants Assoc., 5201 Central NW, Albuquerque, NM 87105
Miguel Maestas, Westside Merchants Assoc., 6013 Sunset Gardens SW, Albuquerque, NM 87121
Dan Serrano, 3305 Ronda De Lechugas NW, Albuquerque, NM 87120
Becky Davis, 500 Leeward Dr. NW, Albuquerque, NM 87121
Jerry Gallegos, 417 65th St. SW, Albuquerque, NM 87121
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Dr. Joe Valles, 5020 Grande Vista Ct. NW, Albuquerque, NM 87121
Senator Linda M. Lopez, 9132 Suncrest SW, Albuquerque, NM 87121
Susan Unser, 7625 Central NW, Albuquerque, NM 87121
Bernard Dooley, 7611, Via Sereno, Albuquerque, NM 87121
Klarissa Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121

194

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



OFFICIAL NOTIFICATION OF DECISION

April 21, 2022

Armstrong Central Unser Blvd. LLC
1 Armstrong Pl.
Butler, PA 16001

Project #2018-001389
SI-2022-00510 Site Plan- Major Amendment

LEGAL DESCRIPTION:

Modulus Architects & Land Use Planning, agents for Armstrong Central Unser Blvd. LLC, requests a Major Amendment to an existing Site Development Plan for all or a portion of Tracts 1-8 and 10 -14, Unser Crossings, zoned MX-M, located south of Central Ave., north of Bridge Blvd. SW, east of 89th St., and west of Unser Blvd., approximately 50 acres (K-09-Z).

Staff Planner: Megan Jones

On April 21, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project #2018-001389, SI-2022-00510 Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS:

1. The request is for a Major Amendment for a property legally described as all or a portion of Tracts 1-6, 8,10, and 12-14, plat of Unser Crossings, Zoned MX-M located south of Central Ave., north of Bridge Blvd. SW, east of 89th St., and west of Unser Blvd., approximately 43 acres (the "subject site").
2. The applicant requests that the EPC: 1) amend the controlling Site Development Plan for Subdivision to remove Tracts 1-6, 8, 10, and 12-14, and 2) abandon the controlling Site Development Plan for Building Permit for Tracts 1-6, 8, 10, and 12-14. The subject sites will then be controlled by the IDO rather than the existing design standards, including sign standards.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).

4. The subject site is located in an Area of Change, along the Central Ave. Premium and Major Transit Corridor and the Unser Blvd. Commuter Corridor as designated by the Comprehensive Plan. It is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Northwest Mesa Transit Center.
5. The subject site is zoned MX-M (Mixed Use – Medium Intensity). 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 Table 4-2-1.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following, applicable Goals and policy from Chapter 4: Community Identity.

Goal 4.1.2– Character: Identity and Design

This request would help to facilitate future development on the subject site under the MX-M zone district. The request would remove the current design and sign standards. The original design standards were put in place to follow the zoning code and the West Route 66 Sector Development Plan Design Overlay Zone Regulations, pre-IDO. If approved, the site would be subject to the IDO requirements and the Neighborhood Edges (14-16-5-9), Buffer Landscaping requirements (14-16-5-6-(E), MX-M Zone District Dimensional Standards (Table 2-4-5), and building design standards (14-16-5-11).

Although some land was developed under the West Route 66 Sector Plan specific standards and the Unser Crossing’s standards, the request will facilitate new development that is appropriate character of building design and scale so that the surrounding West Route 66 Activity Center and residential neighborhood is not adversely affected.

8. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use
 - A. Goal 5.1 – Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

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

The request would facilitate growth along a designated Major Transit and Premium Transit corridor Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within the West Route 66 Activity Center, which is a designated activity center that is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. These smaller centers should incorporate good pedestrian friendly design and serve

neighborhoods within a 20-minute walk or short bike ride with development patterns that support access by all transportation modes.

Walkability on Major Transit corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. Development along Premium Transit corridors should be varied and include public spaces and pedestrian amenities. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the IDO would place standards on development for the subject site that are more stringent than the controlling Site Development Plan for Subdivisions design standards.

This request would facilitate development within the designated Activity Center and the IDO standards for development along corridors would protect the walkability of the neighborhood.

- B. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would facilitate future development under the IDO design guidelines for the MX-M zone district within the West Route 66 Activity Center. The subject site is zoned MX-M and is controlled by the Unser Crossing Site Development Plan for subdivision for 50 acres. Tracts 7, 9, and 11 were developed as commercial sites under the controlling Site Development Plan. Although, removing the subject site from the controlling site plan, may cause disparate development quality between the neighboring sites (Tracts, 7, 9, 11), they would follow the permissive uses and design standards for the MX-M zone district in the IDO. This request would allow for a future mixed-use center to be developed with a range of services and amenities that could potentially support healthy lifestyles and meet the needs of nearby residents and businesses.

- C. Policy 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high-capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

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

The request would facilitate future mixed-use development along a designated Major Transit and Premium Transit corridor Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is within ¼ mile of the Northwest Mesa Transit Station.

Major Transit Corridors are anticipated to be served by high frequency and local transit. Walkability on Major Transit corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. The request to replace the controlling Site Development Plan for Subdivision design standards with the more

stringent IDO design standards, would implement walkability and pedestrian oriented development in the future.

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

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 continue to facilitate future development of the subject site, which would provide additional opportunities for residents and employees in the surrounding neighborhood to live, work, and shop together. Although, the subject site could be developed with the controlling Site Development Plan design standards, the IDO's more stringent design standards within an Activity Center, along corridors, and within a transit area would facilitate walkable and pedestrian oriented development in the future.

The request would continue to facilitate a healthy and sustainable community because it would facilitate further development in an area with a mix of uses including commercial-retail, offices, and residential. The subject site is conveniently accessible by all transportation modes.

The request would facilitate future development that would benefit the health and sustainability of the neighborhoods within the West Route 66 Activity Center, where all the above take place; live, work, learn, shop and play together.

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

The subject site is served by existing infrastructure and public facilities that would support additional growth in the Unser Crossings shopping center and the West Route 66 Activity Center.

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

The subject site is located in an Area of Change and in the West Route 66 Activity Center, where growth is expected and desired. The request would help facilitate future development under the MX-M zone district as regulated by the IDO. The current design standards within the controlling Site Development plan allow limited uses for development on the subject site, and the IDO has more stringent design standards, reinforcing the character and intensity of the surrounding area. The Unser Crossings subdivision and Southwest mesa CPA are still developing, and its identity and sense of community is still emerging. The request would continue to encourage, enable, and direct growth to the area

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

The request would generally facilitate future growth along a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. The subject site is located within an Area of Change and the West Route 66 Activity Center, where change is encouraged. The Activity Center is intended to provide a mix of neighborhood commercial and residential use at a slightly higher density than the surrounding single-family homes. Since the subject site is within three designated corridors and ¼ mile of a premium transit station, the IDO would place standards on development for the subject site that are more stringent than the controlling Site Development Plan for Subdivisions design standards.

The current design standards within the controlling Site Development plan allow for development on the subject site. The applicant has not adequately justified how the request will facilitate growth or more intense development on the subject site by removing the subject site from the Controlling Site Plan's design standards and following the IDO standards.

The request would generally encourage, enable, and direct future growth to the West Route 66 Activity Center, An Area of Change, and along two corridors.

- H. Policy 5.6.2.h: Encourage development in areas with a highly connected street grid and frequent transit service.

The subject site is located in the West Route 66 Activity Center, an area with a highly connected street system with frequent transit service. The site is located on a designated Major Transit and Premium Transit corridor, Central Ave. NW, and a designated Commuter Corridor, Unser Blvd. SW. It is within 1,320' (¼ mile) of the Northwest Mesa Premium Transit Station, on the south east corner of Central Ave. and Unser Blvd and is well-served by transit; Central Ave. NW is served by Central Ave. (66), which is a Primary fixed route which stops at the Northwest Mesa Transit Center. There is a stop pair on either side of Central near 86th St. running eastbound and westbound directly adjacent to the subject site. Central Ave. Bus Rapid Transit runs adjacent to the site starting at the Northwest Mesa Transit Center. The 98th Street (198) Primary fixed route runs from Central Ave. and Unser Blvd., to 98th St SW.

9. The request is consistent with the following Comprehensive Plan Goal from Chapter 8: Economic Development

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 facilitate future development efforts of the subject site that would generally foster a robust, resilient, and diverse economy by creating an opportunity for neighborhood scale development in an area of change and the West Route 66 Activity Center. The request will result in the subject site being controlled by the IDO rather than the existing design

standards. This will allow the applicant to develop the subject site in accordance with the IDO's MX-M development on the subject site, which would be generally consistent with the character of the existing area. The controlling Site Plans identify limited used for each tract and the request will allow for a variety of permissive uses under the MX-M zone district. The subject site would not be tied to specific uses, but a variety that would attract a variety of businesses and talent. This would improve the quality of life for area residents by offering work, live, and shop opportunities although the request does not include future development plans for the subject site.

10. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(H)(3) as follows:

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

As demonstrated by the policy analysis, overall the request is generally consistent with applicable Comprehensive Plan Goals and policies.

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

The subject site is not zoned NR-SU or PD. The subject site is zoned MX-M and the controlling site development plan contains design standards. As part of the request the applicant is asking to be abandon the controlling site development plan so that they may develop the subject site pursuant to the IDO and not according to the design standards, which would be vacated if the request is approved.

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

The request is for a Major Amendment to the controlling site development plans. The subject site would then be controlled by the IDO rather than the existing design standards and would be required to comply with all applicable provisions of this IDO.

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

The site is currently served by the City's existing infrastructure and public improvements, which have adequate capacity to serve the site. This Major Amendment request will not burden the existing infrastructure. Any future development of the subject site will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems have sufficient capacity to serve a proposed development.

- E. 6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

As part of the request the applicant is asking to be abandon the controlling site development plan so that they may develop the subject site pursuant to the IDO instead of the existing design standards. Any future, proposed development will be required to comply with the decisions of two bodies- the EPC and the DRB.

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

Not applicable. The subject site is not a part of a Master Development Plan. The purpose of this Major Amendment is to remove Tracts 1-6, 8, 10, and 12-14 from the approved Site Development Plan for Subdivision and to abandon the approved Site Plan for Building Permit. As a result, there will be no controlling site plans or design standards tied to the subject property and will follow the IDO.

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

Not applicable. The subject site is not in a designated Railroad and Spur Area.

11. The affected, registered neighborhood organizations are the SWAN Coalition, Westside coalition, and South Valley Coalition of Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required.

12. As of this writing, Staff has not been contacted and is unaware of any opposition.

CONDITIONS OF APPROVAL:

1. The applicant shall meet with the Staff planner prior to applying to Site Plan-DRB to ensure that the Conditions of Approval are addressed.
2. Conditions from Transportation Development Services:
For any future site plans, submit for review based on IDO and DPM requirements. Investigate any need for a Traffic Study based upon trip generations.
3. Conditions from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- A. Upon development, individual sites or lots will be required to meet current ABCWUA ordinances for separate service connections and frontage improvements.
 - B. Upon development, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
4. Conditions from the Public Service Company of New Mexico (PNM):
- Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plans or plats.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **May 6, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

Sincerely,

for Alan M. Varela,
Planning Director

AV/CL/MJ

cc: Armstrong Central Unser LLC, nzion@agoc.com
Modulus Architects & Land Use Planning, awilliomson@moduludarchitects.com
South West Alliance of Neighborhoods (SWAN Coalition) Jerry Gallegos jgallegoswccd@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition) Luis Hernandez Jr. luis@wccd.org
Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net
Westside Coalition of Neighborhood Associations, Rene Horvath aboard111@gmail.com
South Valley Coalition of Neighborhood Associations, Roberto Roibal roibal@comcast.net
South Valley Coalition of Neighborhood Associations, Patricio Dominguez dpatriciod@gmail.com
Legal, dking@cabq.gov
EPC File



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 17, 2008

AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1007204***
08EPC-40096 SITE DEVELOPMENT -
BUILDG PRMT

Armstrong Development Properties
1500 N. Priest Dr., Ste 150E
Tempe, AZ, 85281

LEGAL DESCRIPTION: for all or a portion of Tracts 9 , UNSER CROSSING) zoned C-2, located on SW CORNER OF WEST CENTRAL AVE SW AND UNSER BLVD SW containing approximately 2 acres. (K-10) Carol Toffaleti, Staff Planner

On November 20, 2008 the Environmental Planning Commission voted to approve Project 1007204/08EPC 40096, a Site Development Plan for Building Permit, for Tract 9, Unser Crossing, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for building permit for Tract 9, Unser Crossing, a site of approximately 2 acres located at the southwest corner of West Central Ave. and Unser Blvd. SW zoned C-2 (SC). A drugstore with a drive-thru pharmacy is proposed with a total square footage of 14,100 sf. The site is part of the 50-acre Unser Crossing shopping center and this project represents the first pad development in Phase II of the overall development program. The applicant also requests that development of the remaining seven (7) pads be delegated to DRB.
2. The site is in the Established Urban Area of the Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan and the West Central Metropolitan Redevelopment Area. It is within a Community Activity Center designated in the Comprehensive and the West Side Strategic Plans and abuts two Enhanced Transit Corridors, Central Ave. and Unser Blvd.
3. A Traffic Impact Study (TIS) for the Unser Crossing shopping center, including the subject site and the proposed use, was submitted by the applicant in March 2008.

AMENDED OFFICIAL NOTIFICATION OF DECISION
NOVEMBER 20, 2008
PROJECT NUMBER 1007204
PAGE 2 OF 6

4. Development of the site is governed by a site development plan (SDP) for subdivision with design standards (#1007204, 08EPC-40034, 08DRB-70277, 9/15/08) and an amended SDP for subdivision that contains the master signage plan (1007204, 08EPC-40063, 7/17/08). The SDP for building permit for the core of the shopping center is also relevant (#1007204, 08EPC-40035, 08DRB 70276, 9/18/08) in terms of vehicular and pedestrian access, landscaping and architecture.
5. Design Standard M. of the SDP for subdivision regulates drive-up service window uses in the Unser Crossing shopping center. If the proposed drive-up service window for the pharmacy is approved on this lot (Tract 9), three more drive-up service window uses would be allowed in the shopping center. They would be limited to one bank and two “quick serve” restaurants. A future drive-up service window would be acceptable on Tract 8 or 10, but not on both, because the number of adjacent drive-up service window uses is limited to two. In this instance, the term “adjacent” means “contiguous”.
6. The sidewalk on Central Ave. was relocated after approval of the site development plan for building permit for the Unser Crossing shopping center (1007204, 08EPC-40035, 08DRB-70276), due to conflicts with existing utilities within the public right-of-way. Existing utility lines may also affect the location of the sidewalk along the remaining pad sites on Central Ave. in the shopping center (Tracts 2, 3, 5, 6 and 8).
7. The proposal furthers the following applicable goals and policies of the Comprehensive Plan (CP) and West Side Strategic Plan (WSSP):
 - a. The CP Goal of the Established Urban Area and CP Policy II.B.5d because the proposed pharmacy use will expand retail choice in the southwest of the City and the design of the building and the landscaping will help create a visually pleasing environment that fits the character of the area.
 - b. CP Policies II.B.5i and II.B.5k because the proposed commercial use complements the surrounding residential areas and the development is designed to minimize impacts of traffic, lighting and noise on the residential neighborhood in the vicinity of the site.
 - c. CP Policy II.D.4g and WSSP Policy 1.5 because the development provides pedestrian access from the surrounding public sidewalks and a safe and pleasant connection to the internal street network of the shopping center.
 - d. CP Policies II.D.6a and II.D.6g, WSSP Objective 8 and Policy 3.41 by creating new employment opportunities in an appropriate location, as the site is within an Activity Center; on the West Side where there is a job-housing imbalance; and in the Bridge/Westgate community identified as an area of need.
8. Property-owners within 100’ and the five neighborhood associations in the area were notified of the proposed development. No comments have been received.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Future site development plans for pad sites in the Unser Crossing shopping center shall be reviewed by the EPC.
4. Site Development Plan (Sheet C-001):
 - a. The bench on the north façade shall be increased to 8' (4 seats) and the bench on the east facade to 10' (5 seats). Alternative seating may be substituted, as long as it complies with 14-16-3-18(C)(3) of the Zoning Code. The location of the seating shall maintain a minimum clear path of 6' along the walkway surrounding the building, per 14-16-3-1(H)(4) of the Zoning Code.
 - b. General Note E: Insert "bike/" before "pedestrian" as the existing trail serves both cyclists and pedestrians.
 - c. Under Legend, correct label of graphic for "concrete walks".
 - d. Show and label pedestrian link to western pad site the same as other crosswalks in the project site.
 - e. Add a pedestrian connection from the northeast plaza to the sidewalk at Unser.
5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT: Conditions of approval for the proposed Site development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Site plan will need to accurately reflect the provisions of the site development plan for subdivision (i.e. roadway easements and/or right-of-way, Central Avenue site drive, etc.).
 - e. Site plan shall comply and be designed per DPM Standards.
6. Detail sheet (C-002)
 - a. Revise diagram 6/C-002 to include a gate of an appropriate height to screen the trash compactor.
 - b. A lighting detail of the pedestrian-scale lighting shall be added, i.e. bollards and/or lightpoles with a maximum height of 16'. (Their locations is keyed 32 on C-001.)
7. Landscape Plan:
 - a. Add plantings to the landscaped bed along the south side of the crosswalk at the building entrance, and adjust landscape calculations accordingly.
 - b. Move any shrubs that are within 3' of the gas line along the north property line.
 - c. Replace deciduous shrubs south of the transmission line tower on Central Ave with evergreen shrubs of a minimum height of 30" to improve screening of parked cars.
 - d. Rainwater harvesting: label the notched curbs along the landscape setback on Unser Blvd.; indicate that the east parking area and the plaza at the northeast corner have pervious paving.
 - e. Legend: indicate Apache Plume as evergreen.
 - f. Trees in parking areas visible from public streets shall be spaced as per bullet point 6, sheet G101 of the Design Standards.
8. Signage
 - a. Move the stop sign at Central Ave. outside the pedestrian walkway.
 - b. Review the location of the pedestrian crosswalk and drive-thru directional signs on the parking islands at the north and south end of the east parking area (keyed 20 and 28, C-001), to ensure they are functional and coordinate with the landscape design.
 - c. The location of the three free-standing drive-thru signs on sheets C-001 and A-202 shall match (keyed 28 on sheet C-001, C-3 on sheet A-202).
 - d. On sheet A-202, indicate that C-3 has two sign faces.
 - e. The wall-mounted sign to the left of the building entrance shown in the elevations (1/ and 6/A-201) shall be labeled "B9 sign per A-202". The location of the sign on sheet A-202 shall match the locations shown on A-201.
9. Site Plan: include the material and color of the roof, which shall have, at minimum, a solar reflectance of 0.79, thermal emittance rating of 0.85, and 15% post industrial/consumer content.
10. As per PNM comments:
 - a. No mature height tree greater than 14' in the 25' transmission line easement.
 - b. No trees within 8' horizontal of gas line.
 - c. 15' clear zone around transmission line structures.
 - d. 10' clear zone around distribution line poles.

AMENDED OFFICIAL NOTIFICATION OF DECISION
NOVEMBER 20, 2008
PROJECT NUMBER 1007204
PAGE 5 OF 6

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY **DECEMBER 5, 2008**.

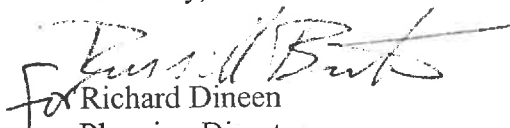
APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **DECEMBER 5, 2008** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/CT/ac

AMENDED OFFICIAL NOTIFICATION OF DECISION
NOVEMBER 20, 2008
PROJECT NUMBER 1007204
PAGE 6 OF 6

cc: Darren Sowell Architects, LLC, 4700 Lincoln Road NE, Suite #111, Albuquerque, NM 87109
Miguel Maestas, Avalon NA, 9400 Harbor Rd. NW, Albuquerque, NM 87121
Kelly Chappelle, Avalon NA, 9135 Santa Catalina Ave. NW, Albuquerque, NM 87121
Max Garcia, Los Volcanes NA, 6619 Honeylocust Ave. NW, Albuquerque, NM 87121
Ben Sandoval, Los Volcanes NA, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Tony Chavez, Skyview West NA, 305 Claire Ln. SW, Albuquerque, NM 87121
Bea Purcella, Skyview West NA, 201 Claire Ln. SW, Albuquerque, NM 87121
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121
Larry Nelson, Westside Merchants Assoc., 929 Old Coors SW, Albuquerque, NM 87105
Humberto Perez, Westside Merchants Assoc., 701 B Old Coors SW, Albuquerque, NM 87105

ZONING

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

&

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

STAFF INFORMATION

December 20, 2022 - AMENDED

TO: Angela Williamson, Modulus Architects
FROM: Megan Jones, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3352
RE: Project #2018-001389/RZ-2022-00064, Unser Crossing Zone Change

I've completed an initial review of the proposed Zoning Map Amendment for tracts 1-4 and 14. I would like to discuss the justification letter and request. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter (Electronically)

12 pm on Wednesday, December 28, 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: all or a portion of Tracts 1-4 and 14, Unser Crossings, zoned MX-M, located at the NE corner of Central Ave. and 86th St., approximately 22.4 acres (K-09-Z). (I will round up to 43 acres for advertising).
- C. It is my understanding that this request is for a zone change from M-MX to NR-C for tracts 1-4 and 14 in the Unser Crossings development. Is this correct?
- F. The request would create a spot zone. Spot zones must be adequately justified. Please expand on your response to criterion H.
- G. Is there anything you'd like to tell me about the proposed ZMA?
- H. Please make any of the suggested revisions to strengthen your project letter/justification.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- B. Timelines and EPC calendar: the EPC public hearing is January 19th, 2023. Final staff reports will be available one week prior, on January 12th. Any clarifying material must be submitted prior to January 9th.
- C. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a major amendment are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 345). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting. A. It appears that notification offering the pre-application facilitated meeting is complete.

- A. A pre-application facilitated meeting was not requested. Is this correct?
- B. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- C. **The sign posting period is Wednesday, January 4, 2023 to Friday, February 3, 2023.** Please update your sign posting agreement and sign. Please have signs posted with photo evidence by Wednesday January 4th.
- D. Has there been any other neighborhood contact?

4) Project Letter:

- A. The justification letter is off to a good start. I have provided mark-ups so that you can strengthen the letter further and scanned in a copy for your review. Please remove any repetitiveness from your letter. Remember, you are trying to be concise as possible while justifying why the zone requested would be more advantageous to the community.
- B. The mention of future development is not necessary to include as it is unrelated to this request. Please focus on the zone change and why NR-C is more beneficial than MX-M. You also bring this up in the "Our request section," but the NR-C zone could allow a variety of uses not just office warehouse and distribution. Please focus on how the NR-C zone is more advantageous as a whole and not for one or a few uses. You can state that the NR-C zone would allow for "future development of a proposed warehouse, office, and distribution use," but that is not a part of this request at this time.
 - we also don't know at this point how 30-350 new jobs would be implemented with this zone change. Please elaborate on how because there is no guarantee for this.
 - You explain the differences in the two zoning categories, but not why NR-C is more beneficial or needed.
- B. Since the subject site is no longer a part of the Unser Cosigns Site Development Plan, please remove any references to that site development plan in your letter including images.

Photos of the controlling site plan that is no longer applicable should be removed. This may confuse the commission or public.

C. Although the context that the site is within the West Central MRA is good, this section can be cut down some and moved under Criterion A of your justification as part of your response to the goals and policies you choose.

D. Thank you for providing the history of the site.

5) Zone Change – 6-7(G)(3) Review and Decision Criteria

A. The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.

B. Please be as detailed as possible in your responses:

- a. Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - i. answering the questions in the customary way (see examples).
 - ii. using conclusory statements such as “because _____”.
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement

C. Please format your response to Criterion A:

1. Comp plan goals and policies
2. MRA plan goals and polices

Remember the comp plan is overarching and the justification should be based on that plan and any other applicable city plans second.

D. Please include an adequately justified Section in your letter detailing why this one district is more advantageous for the proposed future uses. Remember all permissive uses in that zone would be allowable, so we look at it from that view point.

E. Please read through your responses to the criteria and be confident that you have provided sound justification for the proposed amendment and tie it back to your request and reasoning.

F. Policies to revise/strengthen:

- a. Please provide responses to both MRA goals or expand on your response by adding some of the context section to your response.
- b. I have made notes in the scanned copy. Please read through.
- c. Please expand on responses to goals and policies, they are very short. You need to give reasoning as to how the goal or policy will be met based on the requested zone.

- d. A lot of your responses are based on future development, but this request is for a zone change. Please focus on the request at hand and not future development that is not a part of this request. You can state, “the requested zone change to NR-C would allow uses that might result in future proposed development” but it is not guaranteed.
- e. **Responses to 4.1.2 and 5.1.1 sub-policy c, are formatted really well with because and how statements. You explain the goal/policy and explain how it will be met, therefore justifying the request. Try to format all responses like these.**

SPOT ZONE

A. Criterion H

- a. **The task in justifying a sport zone request must be met through 2 tests. 1. How the NR-C one will clearly facilitate implementation of the comp plan and one of the following:**
 - 1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
 - 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 - 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.
- b. **Please expand on your response to this criterion and specify how the NR-C zone will clearly facilitate implementation of the comp plan and specify which of the 3 options it will meet. Please elaborate and explain why it is needed.**
- c. **If you can not justify the spot zone or pass the two-part test, staff will have a hard time recommending approval.**

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)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Armstrong Central Unser Blvd LLC.		Phone: (602) 385-4107
Address: 1 ARMSTRONG PL		Email: nzion@agoc.com
City: BUTLER	State: PA	Zip: 16001
Professional/Agent (if any): Modulus Architects & Land Use Planning		Phone: 505-338-1499
Address: 100 Sun Ave NE Suite 600 Albuquerque, NM 87109		Email: awilliomson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Armstrong Central Unser Blvd LLC	

BRIEF DESCRIPTION OF REQUEST

Zone Map Amendment request from MX-M to NR-C.

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

Lot or Tract No.: Tracts 1-4 & 14	Block:	Unit:
Subdivision/Addition: UNSER CROSSINGS	MRGCD Map No.:	UPC Code: See legal description document
Zone Atlas Page(s): K-09-Z & K-0-Z	Existing Zoning: MX-M	Proposed Zoning: N/R-C
# of Existing Lots: 5	# of Proposed Lots: 5	Total Area of Site (acres): +/- 22.2 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **Unser Crossing** Between: **Central** and: **Unser**

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

PR-2018-001389, 1007204, 1001620

Signature: <i>Regina Okoye</i>	Date: 12/8/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

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

N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Letter of authorization from the property owner if application is submitted by an agent

Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)

Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

___ Plan, or part of plan, to be amended with changes noted and marked

___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

___ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked

___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable

Required notices with content per IDO Section 14-16-6-4(K)(6)

Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Sign Posting Agreement

ANNEXATION OF LAND

___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*

___ Petition for Annexation Form and necessary attachments

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)

___ Board of County Commissioners (BCC) Notice of Decision

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

Signature: Regina Okoye

Date: 12/8/2022

Printed Name: **Regina Okoye**

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: SOUTHWEST CORNER OF UNSER BLVD AND CENTRAL AVE ALBUQUERQUE NM 87121 – LEGAL DESCRIPTIONS OF EFFECTED TRACTS

Tract 1

TR 1 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 2.2617 AC

Tract 2

TR 2 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.4272 AC

Tract 3

TR 3 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2688 AC

Tract 4

TR 4 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2185 AC

Tract 14

TR 14 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 16.2112 AC

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

**RE: AGENT AUTHORIZATION NOTICE – SOUTHWEST CORNER OF UNSER BLVD AND CENTRAL AVE
ALBUQUERQUE NM 87121**

To Whom It May Concern,

Armstrong Central Unser Blvd LLC., hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at southwest corner of Unser Blvd and Central Ave Albuquerque NM 87121 and legally described as:

Tract 1

TR 1 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 2.2617 AC

Tract 2

TR 2 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.4272 AC

Tract 3

TR 3 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2688 AC

Tract 4

TR 4 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2185 AC

Tract 5

TR 5 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT .9458 AC

Tract 6

TR 6 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.0007 AC

Tract 8

TR 8 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.6247 AC

Tract 10

TR 10 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.8627 AC

Tract 13

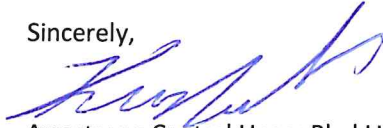
TR 13 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2220 AC

Tract 14

TR 14 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 16.2112 AC

This authorization is valid until further written notice from Armstrong Central Unser Blvd LLC. Or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,



Armstrong Central Unser Blvd LLC.
1 ARMSTRONG PL BUTLER PA 16001



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Unser Crossing

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: K-09-Z & K-10-Z DRB#: _____ EPC#: 1007207/PR-2018-001389 Work Order#: _____

Legal Description: Please see attached "Legal Description" document

Development Street Address: SWC of Unser Blvd and Central Ave, Albuquerque, NM 87121 (Unser Crossings)

Applicant: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: _____

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-M/NR-C

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

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

Describe development and Uses:

Zone Map Amendment request from MX-M to NR-C. No uses are being proposed.

Days and Hours of Operation (if known): _____

Facility N/A - No uses are being proposed

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations N/A

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 Central, Unser, Bridge, 86th St

Adjacent Roadway(s) Posted Speed: Street Name Central Posted Speed 50 MPH
Street Name Unser Posted Speed 45 MPH

** 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 AV W - urban principal arterial
UNSER BLVD SW - urban principal arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: West Route 66 – Activity Center
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): Central and Unser - City
Unser - 27200

Adjacent Roadway(s) Traffic Volume: Central - 13600 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): 54, 198, 766, 66 Nearest Transit Stop(s): 54, 198

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Current along Unser
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current along central and unser

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No

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

Notes: A TIS is not required for a Zone Map amendment. When the property is planned for development the traffic scoping will need reevaluation to determine if a TIS is required.

M.P. P.E.

11/7/2022

TRAFFIC ENGINEER

DATE

Submittal

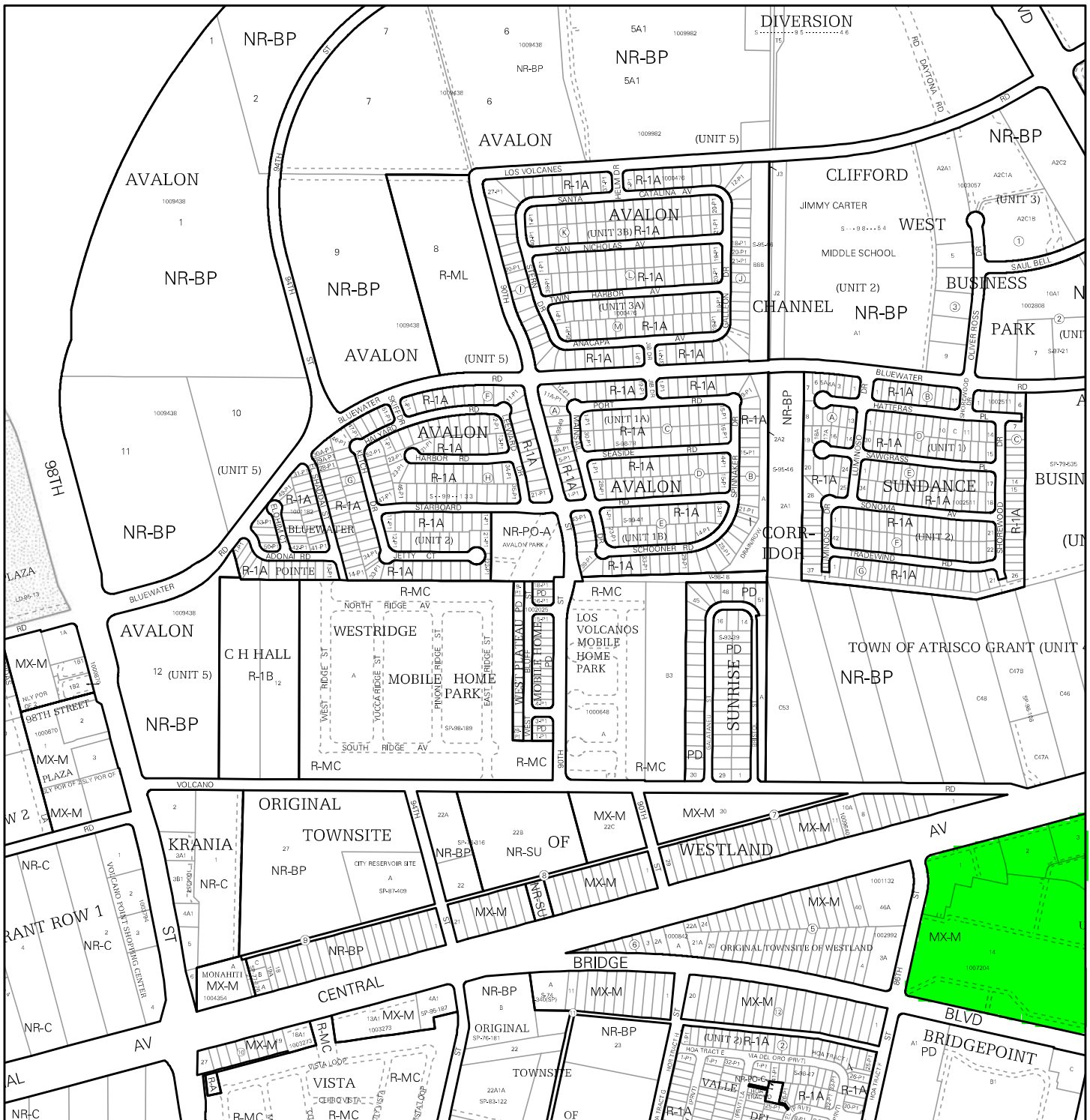
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

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

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



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

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

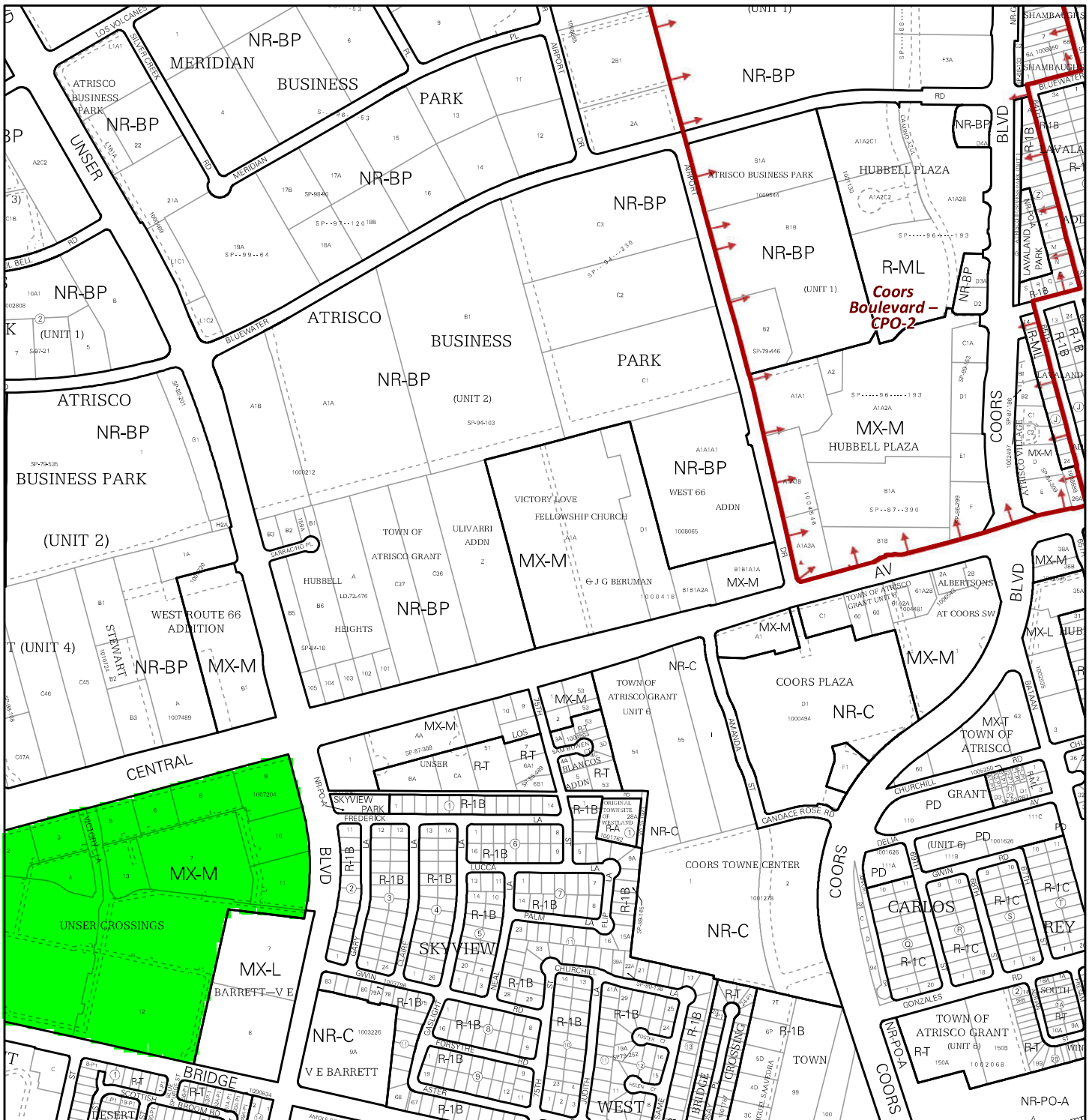
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-09-Z

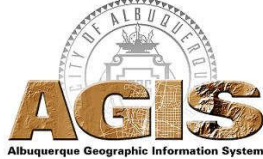
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

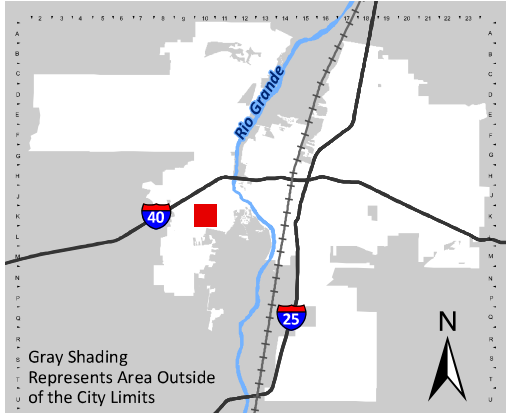


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

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



Mr. Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

December 5, 2022

RE: ZONE MAP AMENDMENT REQUEST TO CHANGE THE CURRENT ZONING OF MX-M TO NR-C - TRACTS 1-4 & TRACT 14 (22.26 ACRES), UNSER CROSSING – SOUTHWEST CORNER OF CENTRAL AV AND UNSER BLVD NE ALBUQUERQUE, NM 87120.

Dear Mr. Chairman and Commissioners,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent” represents Armstrong Central Unser Blvd LLC., hereafter referred to as “Applicant” “Property Owners”. This is a request for a Zoning Map Amendment for an approximately 22.2 –acre site known as Unser Crossing, Tracts 1-4 & 14 and is located at the northwest corner of Central AV and 86th Street. This request will only be dealing with Tracts 1-4 & 14. We are requesting a zoning change from MX-M to NR-C to allow for the development of a large commercial project that will serve as an employment hub for the Southwest Mesa.

The overall site (Unser Crossing Development) is approximately 52 acres and contains Tracts 1 -14. The overall site is currently zoned MX-M (Mixed-Use Medium Intensity). The overall development has a legal description of the following: all or a portion of Tracts 1-6, 8, 10, 12-14, Unser Crossings, zoned MX-M, located on Unser Crossings, between Central Ave. and Unser Blvd. approximately 43 acres (K-09-Z). This letter provides background and justification of the review and decision criteria for the proposed Zone Map Amendment request from the current zoning of MX-M to the new zoning of NR-C (Non Residential Commercial).

Figure 1: Unser Crossing Tracts 1-4 & 14 Zone Map Amendment Request (Highlighted in Blue)



CONTEXT

The subject site is in an Area of Change and is located within the West Central Metropolitan Redevelopment Area Plan (MRA), along Central Avenue which is designated in this location as a Primary Freight Corridor per the Comprehensive Plan Futures 2040 Metropolitan Transportation Plan, Major Transit Corridor, within the Central AV Premium Transit Corridor, within the West Route 66 Activity Center, and within an Area of Change as designated in the Albuquerque Comprehensive Plan. The site is also within the Southwest Mesa Community Planning area.

The subject property is part of the West Central Metropolitan Redevelopment Area Plan (Council Bill R-216) The West Central Metropolitan Redevelopment Area (MRA) was established in May 2001 by the Albuquerque City Council, pursuant to the provisions of the New Mexico Municipal Redevelopment Code. This designation provides the City of Albuquerque with a variety of legal tools for implementing projects that contribute to area redevelopment, including the following:

- redevelopment of blighted properties
- zoning changes
- enhanced public services
- financial incentives such as tax increment financing, bond financing and tax exemptions
- land acquisition and assembly

The West Central MRA includes properties that front along Central Avenue from the Rio Grande to just west of Unser Boulevard and along Old Coors Boulevard from Central Avenue to Bridge Boulevard, as well as the Atrisco Business Park.

Vision for the West Central MRA

The West Central MRA draws on the rich history of the Atrisco Land Grant and its dramatic location for one of a kind opportunity for shopping, entertainment, high-quality owner-occupied housing, and industrial development. As such, it is as a **principal location in the Albuquerque metro area for warehousing/distribution, light assembly and other types of industry and an employment center**. The recommended redevelopment strategy is to make streetscape, landscaping and gateway improvements in the public right-of-way along Unser Boulevard in order to improve the appearance and image of the site as a high-quality industrial location. The MRA plan also proposes the **development of additional industrial and commercial space on underutilized properties at the Unser Central intersection**.

The purpose of the MRA plan is to eliminate the problems created by blighted conditions along West Central.

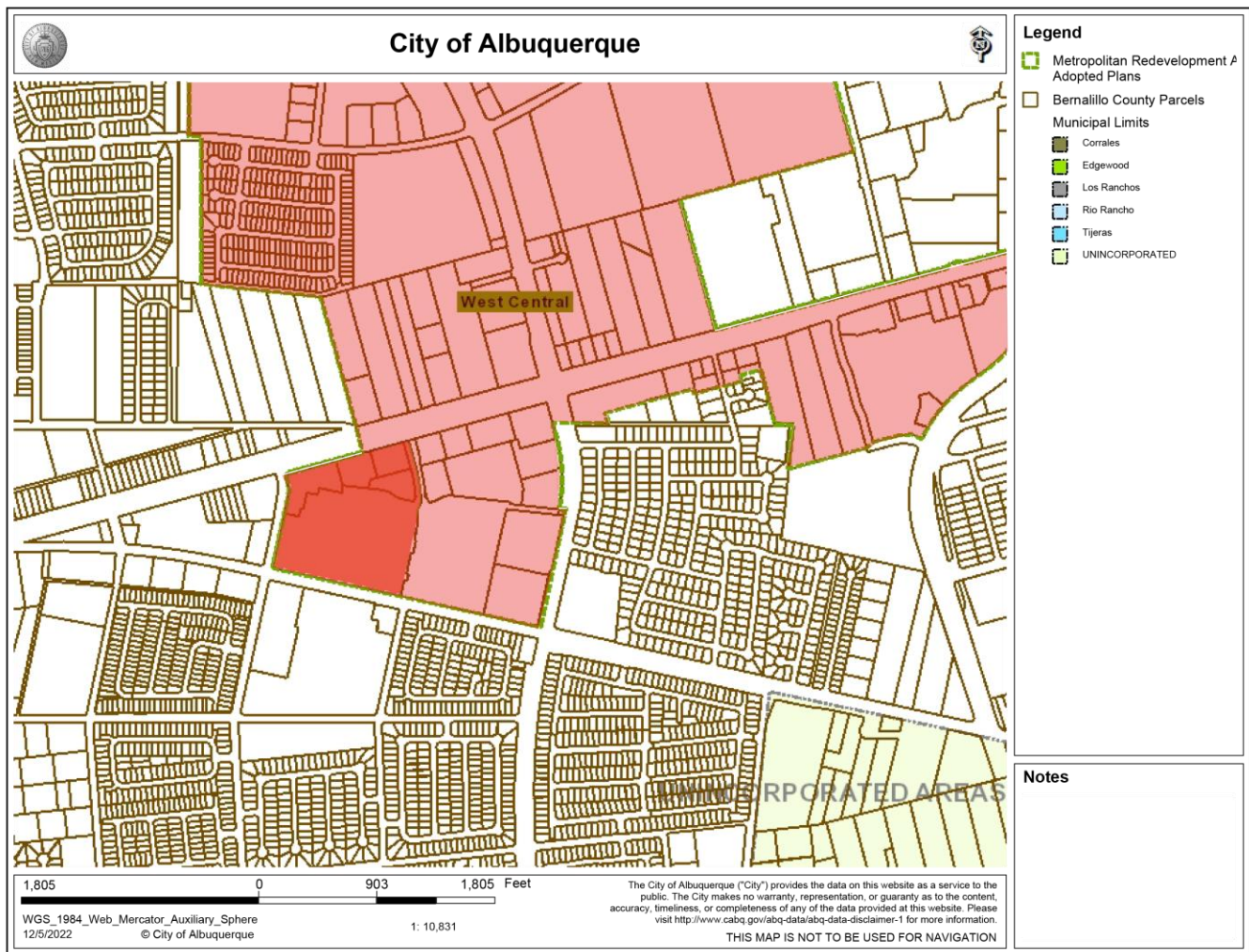
1. The Need for Revitalization

The Albuquerque City Council found that the following conditions substantially impair and arrest the sound growth and economic wellbeing of the City and the West Central and Old Coors areas. These conditions were found to constitute an economic and social burden and a menace to the public, health, safety, and welfare in their present condition and use.

- Unsafe conditions
- Deterioration of site and other improvements
- Lack of adequate zoning enforcement,
- Obsolete and impractical planning and platting
- Low levels of commercial activity and redevelopment

The area within the MRA boundary was found to be appropriate for metropolitan redevelopment projects and was designated as the West Central Metropolitan Redevelopment Area. The Council found that rehabilitation, conservation, development, and redevelopment of and in the West Central Metropolitan Redevelopment Area are in the interest of the residents of the City.

Figure 2: Subject Site located within the West Center MRA Boundary (Designated Redevelopment Area)



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.

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.

The overall site is bounded by Central AV (Urban Principal Arterial) to the north, Unser Blvd (Urban Principal Arterial) to the east, Bridge (Urban Major Collector) to the south, 86th Street (Urban Major Collector) to the west, and Victory LA (Local Urban Street). Tract 1-6, 8, 10, 12 - 14 are currently vacant (subject site). North of the site and across Central is the Central & Unser Public Library, Out West Self Storage, Mike's Car Wash, Galleria Mobile Homes and

Figure 5: Aerial Image of Subject Site

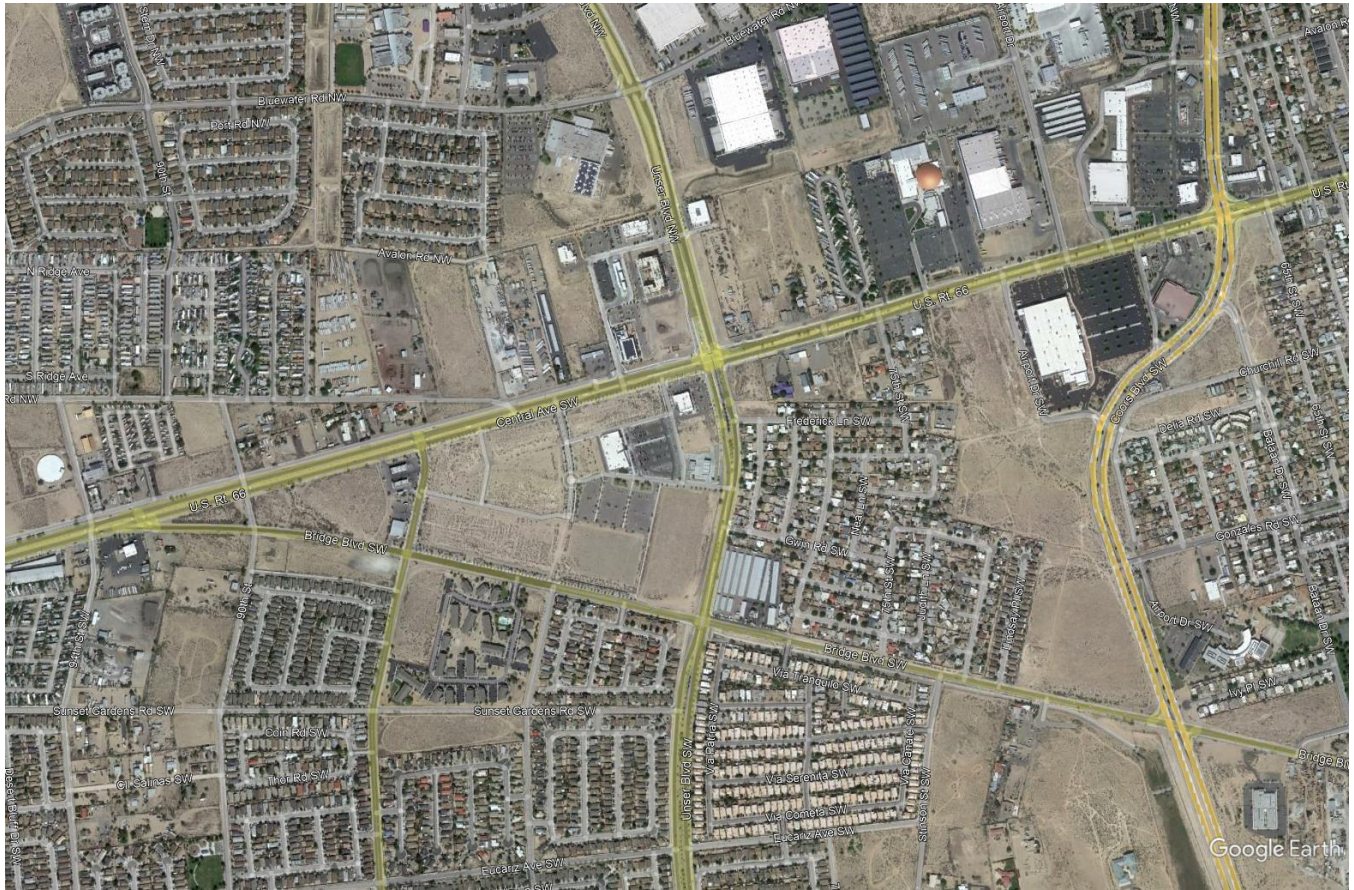


Figure 6: Subject Property Facing North



Figure 7: Subject Property Facing East



Figure 8: Subject Property Facing West



Figure 9: Subject Property Facing South



BACKGROUND

In May 2008, the EPC approved a Site Plan for Building Permit and a Site Plan for Subdivision for the subject site (Project #1007204/08EPC-40063). The EPC delegated final sign off for Site Plan for Building Permit (Project #1007204/08DRB-70276) and a Site Plan for Subdivision (Project #1007204/08DRB-70277) to the Development Review Board (DRB). These Site Plans were approved with Design Standards and Sign Standards. The plat for the entire Unser Crossing Development was approved by the DRB in 2008 (Project #1007204/08DRB-70296) and it was recorded on 9/17/2008.

City Council approved a corresponding map amendment to the West Route 66 Sector Development Plan (08EPC40039), which was required for final sign-off of the Site Plan for Subdivision at the DRB.

Throughout the years, there have been approved modification and extensions to the Infrastructure List (IL) and the IIA. 2 revisions were approved in 2008 for the IL. In 2010 (Project #1007204/10DRB-702497), in 2012, (Project #1007204/12DRB-70226), in 2014 (Project #1007204/14DRB-70214), in 2016 (Project #1007204/16DRB-70249), the DRB approved a 2-year subdivision Improvements Agreement Extension for the items that were approved on the infrastructure list and that were financially guaranteed. However, the overall subject site has remained largely vacant.

April 20, 2022 the EPC unanimously approved the vacation of the controlling site plan and associated design standards for the Unser Crossing project (Project #2018-001389) | SI-2022-00510.

ZONING

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

The request proposes to change the zone district to NR-C, the Non-Residential Commercial Zone District. Pursuant to IDO Subsection 14-16-2-5(A)(1), the NR-C zone district is intended “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.” Specific permissive uses for NRC are listed in Table 4-2: Allowable Uses, IDO p. 130.

There are two primary differences between the existing zoning and the requested zoning:

- The existing MX-M allows a variety of residential permitted uses, not including single-family residential. The only residential use allowed in NR-C is live-work, and it requires a Conditional Use Approval. NR-C would remove townhouses, multifamily, a variety of group living uses, and residential community amenities from allowable use.
- NR-C allows – permissively or conditionally – some more intense non-residential uses that would not be allowed, or that would require a Conditional Use Approval in the MX-M zone, including but not limited to light manufacturing, warehousing, wholesaling and distribution, outdoor vehicle storage, and Heavy vehicle and equipment sales, rental, fueling, and repair.

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. It could be feasible to pursue a Conditional Use approval from the Zoning Hearing Examiner however, the constraints on an approval from the ZHE allow for the approval to be granted for a period of one-year from the date of the Notice of Decision. Projects of this size and caliber take more than a year to get thru the entitlements, design and permitting process alone and would take at a minimum another year to construct far exceeding the approval time period of a Conditional Use permit. **It is imperative moving forward, that the site is fully entitled for the intended use with permissive zoning.**

OUR REQUEST

The current zone designation MX-M does allow for the proposed uses but the warehouse component of the development is a Conditional Use; therefore, this request seeks a zone change to NR-C. All of the required Neighborhood Associations and property owners were notified of this request but we received no inquires, emails, phone calls or requests for a meeting.

The applicant, Armstrong Central Unser Blvd., LLC., seeks a Zone Map Amendment for approximately 23 acres of land consisting of five contiguous parcels to be used and developed for office, warehouse, and distribution uses in the future. 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 vacant and effected by crime, homelessness, and illegal dumping which residents have repeatedly voiced concerns about.

The NR-C zone would allow the site to be developed with an office warehouse and distribution uses that could help to mitigate some of the issues affecting the site and would bring 300 to 350 NEW permanent fulltime jobs to Albuquerque’s Southwest Mesa. The east side of Unser Crossing, or what would be the remaining +/- 27 acres would remain for retail development in which several concepts are in design stage.

Ideally 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 a significant amount of jobs on Albuquerque’s West Side through the proposed development.

Figure 12: Conceptual Rendering of Office, Warehouse Concept

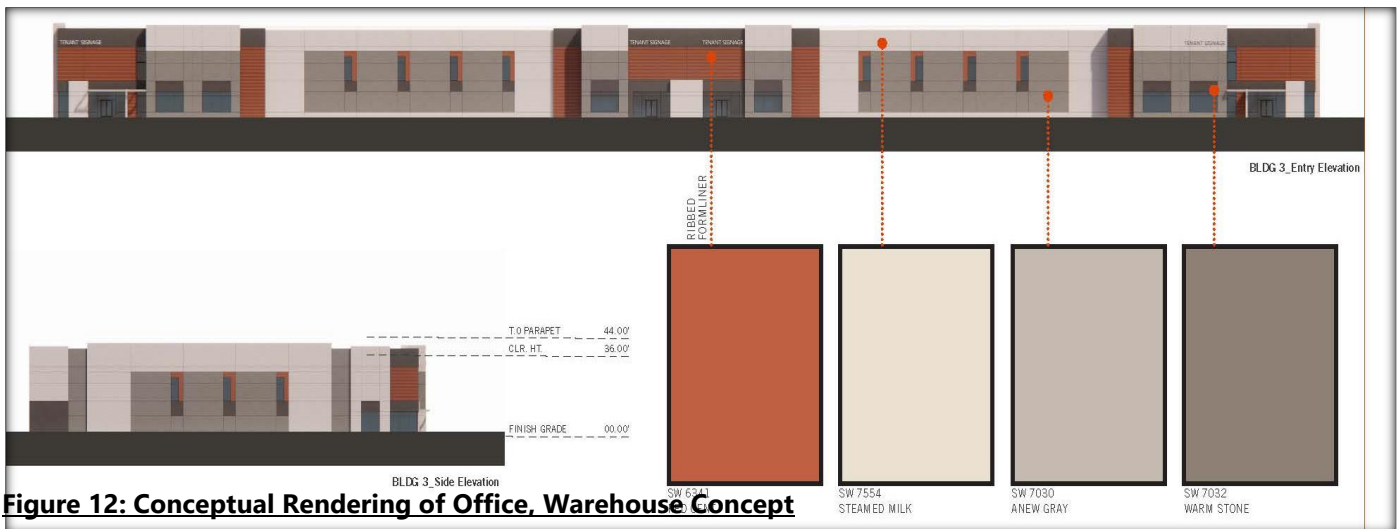


Figure 12: Conceptual Rendering of Office, Warehouse Concept

JUSTIFICATION – SECTION 14-16-6-7(G)(3) REVIEW AND DECISION CRITERIA ZONING MAP AMENDMENT

This request is well-supported by the Comprehensive Plans goals and policies as well as the West Central Metropolitan Redevelopment Area Plan and meets the criteria for a Zoning Map Amendment as described further in this section.

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

Applicant Response: The proposed zone change is consistent with the health, safety, and general welfare of the City by creating zoning that is consistent with the goals and policies of the Comprehensive Plan and the West Central Metropolitan Redevelopment Area Plan and will allow for development on long standing vacant land within an MRA, provide a significant number of jobs, and will further a preponderance of the following applicable goals and policies of the Comprehensive Plan as well as other applicable City Policies and Plans, namely, the West Central MRA Area Plan. 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 Comprehensive Plan

Goal 4.1 Character: Enhance, protect, and preserve distinct communities. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of a community.

Applicant Response: The request furthers this goal of encouraging quality development that is consistent with the character of this community. A community that has a desire for more job creation and the development of vacant land located within the MRA by allowing more permissive commercial uses that support job creation, development of vacant land.

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

Applicant Response: The request furthers this policy because it will be consistent with mix of uses in the surrounding area and will facilitate the stated goals and policies in the West Central MRA which specifically identifies this site as a principal location in the Albuquerque metro area for warehousing/distribution, light assembly and other types of industry and an employment center. The recommended redevelopment strategy is to make streetscape, landscaping and gateway improvements in the public right-of-way along Unser Boulevard in order to improve the appearance and image of the site as a high-quality industrial location. The MRA plan also proposes the development of additional industrial and commercial space on underutilized properties at the Unser Central intersection.

This zone change is compatible with the adjacent mixed land uses and the mix of development to the north, east, and west while maintaining an appropriate scale and building design established in the area.

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

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. 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 subject site is in the West Route 66 Activity Center as well as the Central Avenue Major Transit Corridor and West Central MRA. Activity Centers are meant to provide convenient day-to-day services to residents within a 20-minute walking distance or a short bike ride which includes opportunities for employment. 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.

The development of the subject property furthers this sub policy C by encouraging an increase in employment density, development of existing underutilized property, and infill of vacant property in an Activity Center and Transit Corridor. The zone change will support the development of commercial services.

At present, the subject properties are severely underutilized, and the development of these lots with NR-C permissive uses will complement the surrounding properties. The development of this property may spur additional development on the adjacent vacant parcels, adding opportunities for new businesses and employment opportunities.

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 Unser Crossing site is in both an Activity Center (West Route 66) and Major Transit Corridor (Central Ave. and Unser 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 commercial, warehouse and large retail 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, large retail and warehousing uses that can help to encourage employment density in the area.

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.

Applicant Response: The request furthers this policy by allowing permissive uses that would developed in the future on the vacant land that is within an activity center. This zone change will facilitate the addition of other appropriate uses to the area. The surrounding area is a mix of uses and a significant portion of the properties to the northwest are zoned for non-residential uses.

POLICY 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

Applicant Response: The subject property is located in an Activity Center that transitions between retail uses and more business and light industrial uses. This request 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 supporting healthy a healthy lifestyle by reducing the drive time for future employees, providing for jobs in an area with pedestrian connectivity and transit opportunities reducing the need to cross the river for jobs in the future, conveniently accessible for area residents by walking, bicycle, and public transportation options, in turn, this reduces the carbon emissions from commuting employees.

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

Applicant Response: The subject property is located within walking distance of two Major Transit Corridors, Central and Unser as well as a Premium Transit Station. Ideal for Employees to be able to utilize transit services.

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

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

Applicant Response: The zone change request furthers this policy by allowing the future development of vacant land area with employment uses in a Premium Transit Corridor and is compatible in form and scale to the immediate surrounding development. it will allow the development of the subject property to include commercial services and job opportunities which are in-demand in this area. At present, there is an imbalance in the jobs-housing balance in the Southwest Mesa, with a lack of jobs to serve the growing population.

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

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

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

Applicant Response: The request furthers this goal and policy by supporting development within an infill development area that is currently supported by existing infrastructure and public facilities.

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

Applicant Response: The request furthers this policy by allowing for future development where there is existing infrastructure and public facilities supporting any future development at this location. The subject property is not located at the urban fringe.

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

Policy 5.6.2 Areas of Change: Direct growth and more intense development to the Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. b) Encourage development that expands employment opportunities

Applicant Response: This zone map amendment and associated future project directly further this policy by allowing for the future development of an existing, vacant 22-acre parcel(s) and adding approximately 300-350 NEW jobs to the area.

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.

Applicant Response: This zone change is consistent with this policy and could create jobs within an existing developed area with a mix of non-residential uses including commercial retail, employment, and civic uses. The subject site is directly adjacent to Central which is a designated freight corridor as shown on the 2040 Transportation Management Plan. To the South of the property is a high density multifamily development separated by Bridge Boulevard which restricts all commercial truck traffic creating a natural buffer between the proposed office warehouse uses and the high density multifamily to the south.

g) Encourage development where adequate infrastructure and community services exist.

Applicant Response: As a development of an existing vacant parcel(s) of land, all necessary infrastructure to support this new use exists and was constructed by the Applicant at the time of the original approval of the Unser Crossing project.

h) Encourage development in areas with a highly connected street grid and frequent transit service.

Applicant Response: This property has direct access to several non-residential streets that are connected to Central Avenue, Unser Blvd., and 86th Street as well as a Premium Transit Station Area with frequent transit service available to future employees of the development

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.

Applicant Response: This request helps to promote infill development that enhances the built environment and will 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.

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 future development of this site will allow new and existing businesses to stay and thrive and could provide for more than 300 new jobs if this zone change were to be approved.

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 warehousing uses to create more jobs. This request meets sub criteria a) by investing in the West Central MRA and allowing for the creation of employment opportunities through the zone change to NR-C which will allow warehouse and distribution center 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.

Goal 8.2 Entrepreneurship Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development.

Applicant Response: The property owner will be bringing a new business to Albuquerque choosing to make this City its new home and bringing with it, approximately 300 new jobs. This zone change will allow them to develop a new facility that is needed for their business to grow and expand their opportunities and presence in the community.

West Central Metropolitan Redevelopment Area Plan (Vision, Goals & Objectives)

A. "The West Central MRA is one of the principal places in the Albuquerque metro area for warehousing/distribution and light assembly operations and availability of ethnic specialty retail items.

B. Goals & Objectives

1. Economics

Goal 1 – Increase the economic vitality of the MRA

Objective 1. Reduce crime in the MRA

Objective 2. Attract public and private investment to key opportunity sites and locations in the MRA.

Objective 6. Increase the number of jobs in the MRA.

Objective 7. Upgrade infrastructure to support economic development.

2. Design

Goal 1 – Improve the overall appearance of the MRA

Applicant Response: This request clearly furthers the goals and objectives of the West Central Metropolitan Redevelopment Area Plan by allowing the development of a large warehouse, distribution and office uses within the boundaries of the MRA. This request will increase the economic vitality of the MRA by contributing more than 300 new jobs to the MRA Area Plan. The subject property owners have invested significant resources to upgrade the infrastructure needed to serve this 22-acres in their efforts contribute to the economic strength of the area.

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

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

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

C. 6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

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

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

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

Applicant's Response: This request meets criteria three since the development of an office, warehouse, distribution facility would clearly be more advantageous to the community as articulated by the ABC Comp Plan as well as the facilitating the clear mandates of the West Central Metropolitan Redevelopment Area Plan. 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.

The change to NR-C will allow development of a use that is needed to support development with the West Central MRA and is consistent with the existing land use patterns in the area, development intensity, and access to existing infrastructure.

D. 6-7(F)(3)(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's 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 warehouse use is Conditional in the MX-M zone. NR-C allows for warehouse as a permissive use which is conditional 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. Additionally, the NR-C zone is more advantageous to job creation as it allows for industrial, commercial, and large retail uses whereas MX-M inhibits these uses as permissive.

Uses that could 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 would differ as permissive in NR-C which are conditional or not 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.

The 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 15 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 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	

E. 6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone. Applicant's Response: The street, trail, and sidewalk systems are adequate to accommodate the redevelopment of this existing, vacant building.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

Applicant's Response: The proposed zone change will not require major and unprogrammed capital expenditures by the City as all the infrastructure needed to facilitate this project exist adjacent to or near the property.

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

Applicant's Response: Any infrastructure improvements that may be required to meet the capacity required for the development of the subject property will be provided by the applicant/developer subject to the approved Site Plan as required by the standard City processes

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

Applicant's Response: As previously stated, all required infrastructure needed to support the redevelopment of this vacant building exist, if there are any infrastructure improvements required it will be provided by the applicant/developer subject to the approved Site Plan to support the change of use.

F. 6-7(F)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant's Response: This request is not based on the property's location on a major street. The property development and the proposed zone change are supported by the location within the designated West Central MRA as well as the well-established furtherance of City policies.

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

Applicant's Response: The cost of land or economic considerations are not the determining factor for this zone change request. However, the economics associated with the development of an existing, vacant site within an MRA and the creation of more than 300 new jobs are and should be important factors to both the applicant and the City since it efficiently uses existing improvements on the property.

H. 6-7(F)(3)(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's Response: This request would create a spot zone, but it would undoubtedly be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A as well as the mandate by City Council designating this site as part of the West Central Metropolitan Redevelopment Area which envisioned this site as a principal location in for warehousing/distribution, light assembly operations, and high-tech businesses. In order to achieve these uses, a mix of zoning designations within the MRA must be present, thus making this site a suitable location to serve as a transition between adjacent zone districts. Creating a justifiable spot zone but one that is needed to achieve the goals and policies outlined for the Central & Unser Plan area. The proposed NR-C zone clearly facilitates a multitude of policies and goals in the ABC Comprehensive Plan and the West Central Metropolitan Redevelopment Area Plan. Policies & goals supported are plentiful 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, improving the economic base of the City, improving the appearance and image of the MRA along Central as a destination for warehouse/distribution, high-tech employment hub.

On March 20th, 2017, City Council adopted amendments to the Comprehensive Plan to include the following language, **"The Comp Plan provides an opportunity to foster increased collaboration and coordination by serving as a regional plan for healthy growth, efficient transportation, infrastructure**

needs and land use policies to better reflect new market demands, diversify and bolster the economy, better serve all demographics, support alternative transportation modes to the automobile and improve efforts to grow and develop in ways that are sustainable and improve the quality of life for all citizens. Our justified request outlines exactly how this zone change will facilitate this directive utilizing criterion H number (1).

Criterion H must meet at least one of three scenarios, shown above, in this request for a Zone Change, Criterion H, number (1) applies. **The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.** The area of the zone change for the subject site is different from surrounding land because it can function as a transition between adjacent zone districts. This vibrant corridor including the subject site is a healthy mix of adjacencies including NR-BP (Non Residential Business Park) zoning, MX-M (Mixed-Use Medium Intensity) zoning and High Density Residential, adding NR-C zoning (Non-Residential Commercial) is a good transition to further the goals of the West Route 66 Activity Center, Transit Corridor policies and the West Central MRA. All exceptional locations for a mix of uses and this zone change can help to facilitate the mix of uses and employment hub goals. Overlapping the mix of uses/zones that are desirable for this corridor is the fact that the site is also in the West Central Metropolitan Redevelopment Area which identifies the **desire for a mix of uses such as shopping, entertainment, high quality housing and industrial development which requires a mix zoning designations that transition between MX-L, MX-M, NR-C and NR-BP to accommodate the mix of uses desired.**

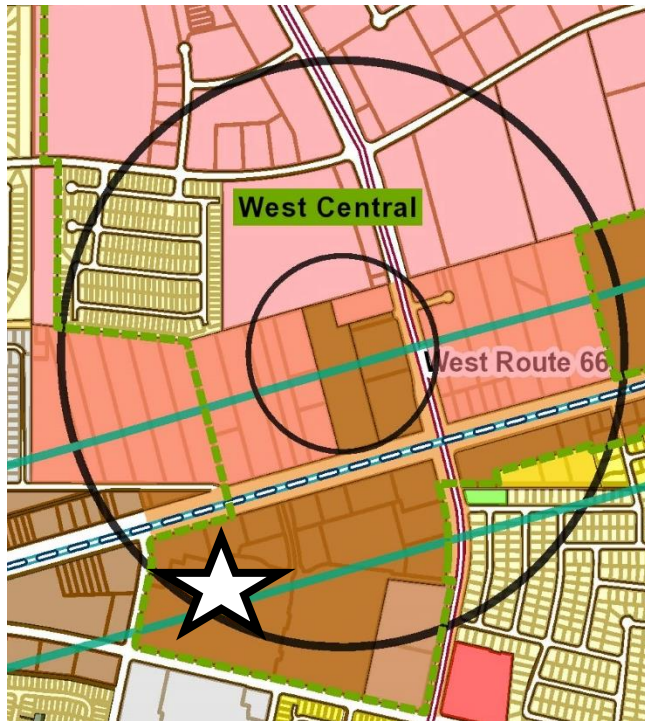
The subject site is in an area of Change as identified in the Comp Plan, however, the land to the south, north and east are Areas of Consistency, growth and development should be focused in Areas of Change (subject site) with existing infrastructure and where mixed-use development can be served by transit. The Zone Map request will serve as a zoning transition between disparate uses or changes in development intensity between Areas of Change and Areas of Consistency. This site is an appropriate transition to facilitate this policy particularly there is no abutting single family development to the subject site in any direction.

Areas of Change 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. Again, this zone change to NR-C to allow for a future office warehouse development on a freight route will help to ensure adequate transitions and buffers are provided.

The request for NR-C zoning will facilitate an appropriate transition of zoning; encouraging vitality along Corridors and in the West Route Activity Center.

The subject site is located within an Activity Center, active MRA, Premium Transit Corridor, Major Transit Corridor, Freight Corridor, Area of Change and includes a mix of commercial uses, civic uses, non-residential business park(s) public transit station and retail. Adding an employment hub into the mix is exactly what the Comprehensive Plan anticipated and identified as "ideal" patterns of development. Surrounding the site are NR-BP, MX-M and one PD high density multifamily zone districts. There are some NR-C zoned properties to the west of this site and to the east, although not adjacent.

Our response to Criterion A clearly makes evident that this request furthers a multitude of policies and goals in the ABC Comp Plan and MRA Plan and also demonstrates that the request is not in conflict with those same guiding criteria principals used by the City of Albuquerque to guide to further its vision and purpose.



SUBJECT SITE – 23 ACRES

Metropolitan Redevelopment Area

West Route 66 Activity Center

(PT) Premium Transit Station Area

(MT) Major Transit Corridor (Central Ave)

City Development Area of Change

Within 1,320 feet of Premium Transit Station

IDO Zoning Adjacent & Surrounding

MX-M

NR-BP

PD

MX-L

NR-C

R-T

Our justified request outlines exactly how this zone change will facilitate the mandate outlined above. Our request is a prime example of healthy growth, efficient development supporting the transportation system just how the Comp Plan envisioned; in a premium transit corridor; addressing the jobs imbalance on Albuquerque’s Westside.

Approving this zone change for 23-acres of the Unser Crossing development to allow for the future development of warehouse, office and distribution facility that will bring more than 300 new jobs to the area, realizing the very goals intended for the West Central MRA Area Plan. The area is primarily surrounded by a mix of commercial uses that would be compatible. The limited multifamily to the south is safeguarded against the potentially harmful permissive uses allowed within NR-C zones through use specific standards and buffers required by the IDO.

We respectfully request the EPC’s approval of this the requested zone change to NR-C for the 23-acres of the Unser Crossing development site which will provide numerous benefits to the surrounding community as outlined in the narrative we have submitted for this request.

Sincerely,

Angela M. Williamson, CEO/Principal (Agent)
 Modulus Architects & Land Use Planning, Inc.
 100 Sun Ave NE, Suite 600
 Albuquerque, New Mexico 87109

Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com



Cc: Armstrong Central Unser Blvd., LLC.
9060 E Via Linda, Suite 215
Scottsdale, AZ 85258
Office: 602.385.4107



NOTIFICATION

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Friday, November 4, 2022 11:49 AM
To: Regina Okoye
Subject: Central Ave SW and Unser Blvd SW Neighborhood Meeting Inquiry Sheet Submission
Attachments: 03 - IDOZoneAtlasPage_K-10-Z.pdf

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

Dear Applicant:

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

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

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

Please note the following:

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

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

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

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

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Friday, November 4, 2022 9:31 AM

To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus Architects

Company Address

100 Sun Ave NE

City

Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

Tract 1

TR 1 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 2.2617 AC

Tract 2

TR 2 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.4272 AC

Tract 3
TR 3 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2688 AC

Tract 4
TR 4 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2185 AC

Tract 5
TR 5 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT .9458 AC

Tract 6
TR 6 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.0007 AC

Tract 7
TR 7 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 4.7196 AC

Tract 8
TR 8 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.6247 AC

Tract 9
TR 9 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.9466 AC

Tract 10
TR 10 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.8627 AC

Tract 11
TR 11 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.7307 AC

Tract 12
TR 12 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 13.1000 AC

Tract 13
TR 13 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 1.2220 AC

Tract 14
TR 14 PLAT OF UNSER CROSSINGS (A REPLAT OF TRS 1A, 1B, 2A,2B, 3A, 3B, 4B & TR 6 V. E. BARRETT SUBD & TRS 4-A-1, 5-B-15-B-2 LANDS OF WEFCO PARTNERS) CONT 16.2112 AC

Physical address of subject site:

Multiple Addresses associated with this site (Please see Zone Atlas Map)

Subject site cross streets:

Central Ave SW and Unser Blvd SW

Other subject site identifiers:

This site is located on the following zone atlas page:

K-09-Z & K-10-Z (Note it will only let me upload 1 out of the 2)

Captcha

x

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

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

Date of Request*: 11/7/2022

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)*: Los Volcanes NA

Name of NA Representative*: AlmaRamiriz, JennySanchez

Email Address* or Mailing Address* of NA Representative¹: acr@q.com, jennybsanchez1@q.com

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

Email address to respond yes or no: rokoye@modulusarchitects.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:

All Neighborhood Associations have 15 calendar days from the date of this offer letter (11/7/22) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address* Multiple addresses - SWC of Unser Blvd and Central Ave , Albuquerque, NM 87121 (see zone atlas maps)
Location Description Unser Crossing - Unser Blvd. & Central Ave.
2. Property Owner* Armstrong Central Unser Blvd LLC.,
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning Inc./ Armstrong Central Unser Blvd LLC.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Zone Map Amendment from the existing Mixed-use-Medium Intense zone district (MX-M) to Non-residential commercial zone district (NR-C).

5. This type of application will be decided by^{*}: City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Please contact the Planning Department at (505) 924-3857 or email devhelp@cabq.com

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

1. Zone Atlas Page(s)^{5*} K-9-Z and K-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

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

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

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

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

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

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

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] +/- 15 acres
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] Major Transit Corridor - Central Ave; Premium Transit - Central Ave; West Route 66 - Activity Center
- 2. Current Land Use(s) [vacant, if none] A variety of different land uses

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Los Volcanes NA [Other Neighborhood Associations, if any]

⁶ 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:	Zone Map Amendment
Decision-making Body:	Environmental Planning Commission (EPC)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	SWC of Unser Blvd and Central Ave , Albuquerque, NM 87121
Name of property owner:	Armstrong Central Unser Blvd LLC.,
Name of applicant:	Modulus Architects & Land Use Planning, Inc./Armstrong Central Unser Blvd LLC.
Date, time, and place of public meeting or hearing, if applicable:	January 19, 2023 VIA Zoom
Address, phone number, or website for additional information:	Regina Okoye with Modulus Architects & Land Use Planning, 505-338-1499
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

Regina Okoye (Applicant signature) 11/7/2022 (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.



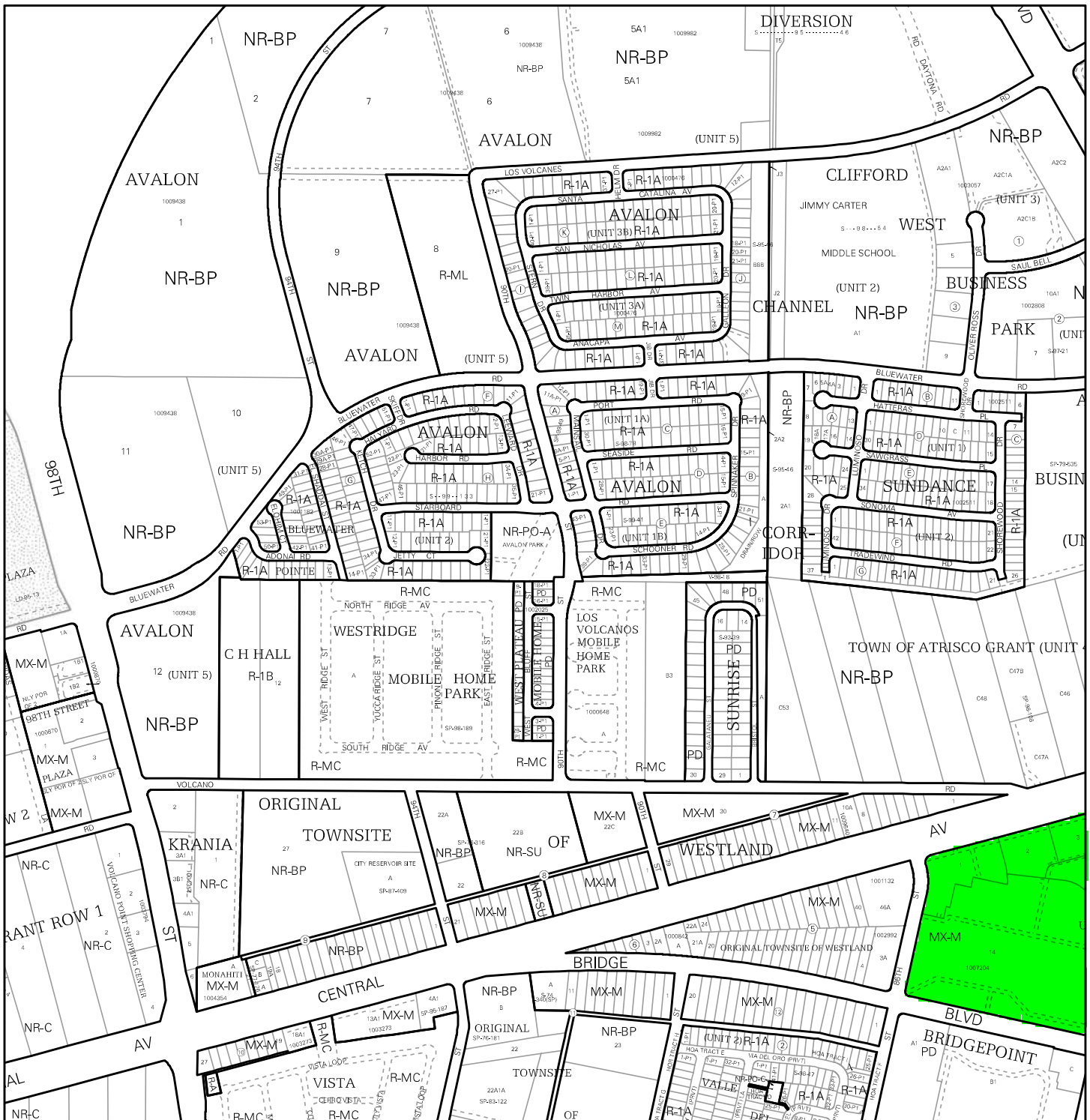
OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



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: **Note: No new uses are being proposed.**
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



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

AGIS
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

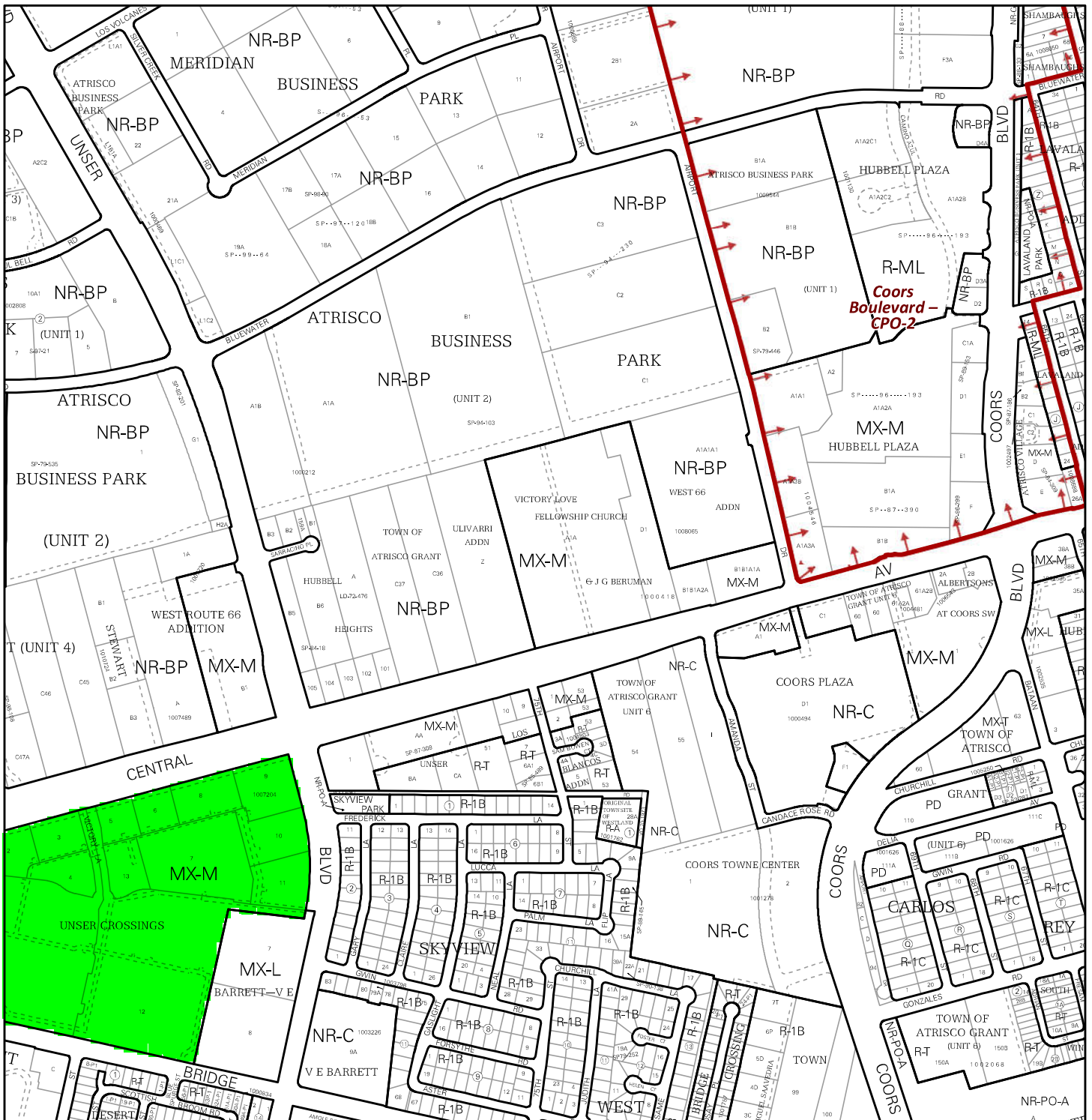
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
K-09-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



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

Regina Okoye

From: Regina Okoye
Sent: Monday, November 7, 2022 10:19 AM
To: 'jennybsanchez1@q.com'; 'acr@q.com'
Cc: Angela Williamson; Ashlea Stewart
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: IDOZoneAtlasPage_K-09-Z.PDF; IDOZoneAtlasPage_K-10-Z.PDF; 00 - Neighborhood Meeting - Unser Crossing.pdf; 01 - Public Notice - Unser Crossing.pdf

Tracking:	Recipient	Delivery	Read
	'jennybsanchez1@q.com'		
	'acr@q.com'		
	Angela Williamson	Delivered: 11/7/2022 10:21 AM	Read: 11/7/2022 11:28 AM
	Ashlea Stewart	Delivered: 11/7/2022 10:21 AM	Read: 11/7/2022 10:23 AM

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

Date of Request: November 7, 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): Los Volcanes NA
Name of NA Representative: Alma Ramirez, Jenny Sanchez
Email Address or Mailing Address of NA Representative: acr@q.com; jennybsanchez1@q.com

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

Email address to respond yes or no: Yes – rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (11/07/2022), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (11/07/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address: Multiple addresses – SWC of Unser Blvd. and Central Ave., Albuquerque, NM 87121 (see zone atlas maps)
Location Description: Unser Crossing – Unser Blvd. and Central Ave.
2. Property Owner: Armstrong Central Unser Blvd. LLC
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc./Armstrong Central Unser Blvd. LLC
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence - Major)
 - Site Plan
 - Subdivision Major: Preliminary Plat (Minor or Major)
 - Vacation (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Zoning Map Amendment

Other: _____

Summary of project/request: **Zone Map Amendment from the existing Mixed-Use Medium Intense Zone District (MX-M) to Non-Residential Commercial Zone District (NR-C).**

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

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

Please contact the Planning Department at (505) 924-3857 or email devhelp@cabq.com

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

1. Zone Atlas Page(s): K-9-Z and K-10-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

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:

a. Area of Property [typically in acres]: +/- 15 acres

b. IDO Zone District Planned development: MX-M

c. Overlay Zone(s): N/A

d. Center or Corridor Area: Major Transit Corridor – Central Ave.; Premium Transit – Central Ave.; West Route 66 – Activity Center

2. Current Land Use(s) [vacant, if none]: A variety of different land uses

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Los Volcanes NA

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

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

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

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

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

New Mexico | Texas | Arizona | Colorado | Oklahoma



Regina Okoye

From: Ashlea Stewart
Sent: Thursday, November 10, 2022 10:46 AM
To: Regina Okoye
Subject: FW: Unser Crossing - Unser Blvd and Central Ave Public Notice Inquiry Sheet Submission
Attachments: K-9 and K-10.PDF

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, November 10, 2022 9:51 AM
To: Ashlea Stewart <astewart@modulusarchitects.com>
Subject: Unser Crossing - Unser Blvd and Central Ave Public Notice Inquiry Sheet Submission

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	Phone
Los Volcanes NA	Alma	Ramirez	acr@g.com	6616 Honeylocust Avenue NW	Albuquerque	NM	87121	5058313595
Los Volcanes NA	Jenny	Sanchez	jennybsanchez1@g.com	6512 Honeylocust Avenue NW	Albuquerque	NM	87121	5058360117

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

Please note the following:

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

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

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

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

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

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, November 10, 2022 8:22 AM

To: Office of Neighborhood Coordination <astewart@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Ashlea Stewart

Telephone Number

5053381499

Email Address

astewart@modulusarchitects.com

Company Name

Modulus Architects Inc

Company Address

100 Sun Ave NE, Suite 600

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Multiple addresses for this site - please see the zone atlas maps attached

Unser Crossing - Unser Blvd and Central Ave

Physical address of subject site:

Unser Crossing - Unser Blvd and Central Ave

Subject site cross streets:

Unser Crossing - Unser Blvd and Central Ave

Other subject site identifiers:

This site is located on the following zone atlas page:

K-9-Z and K-10-Z

Captcha

x

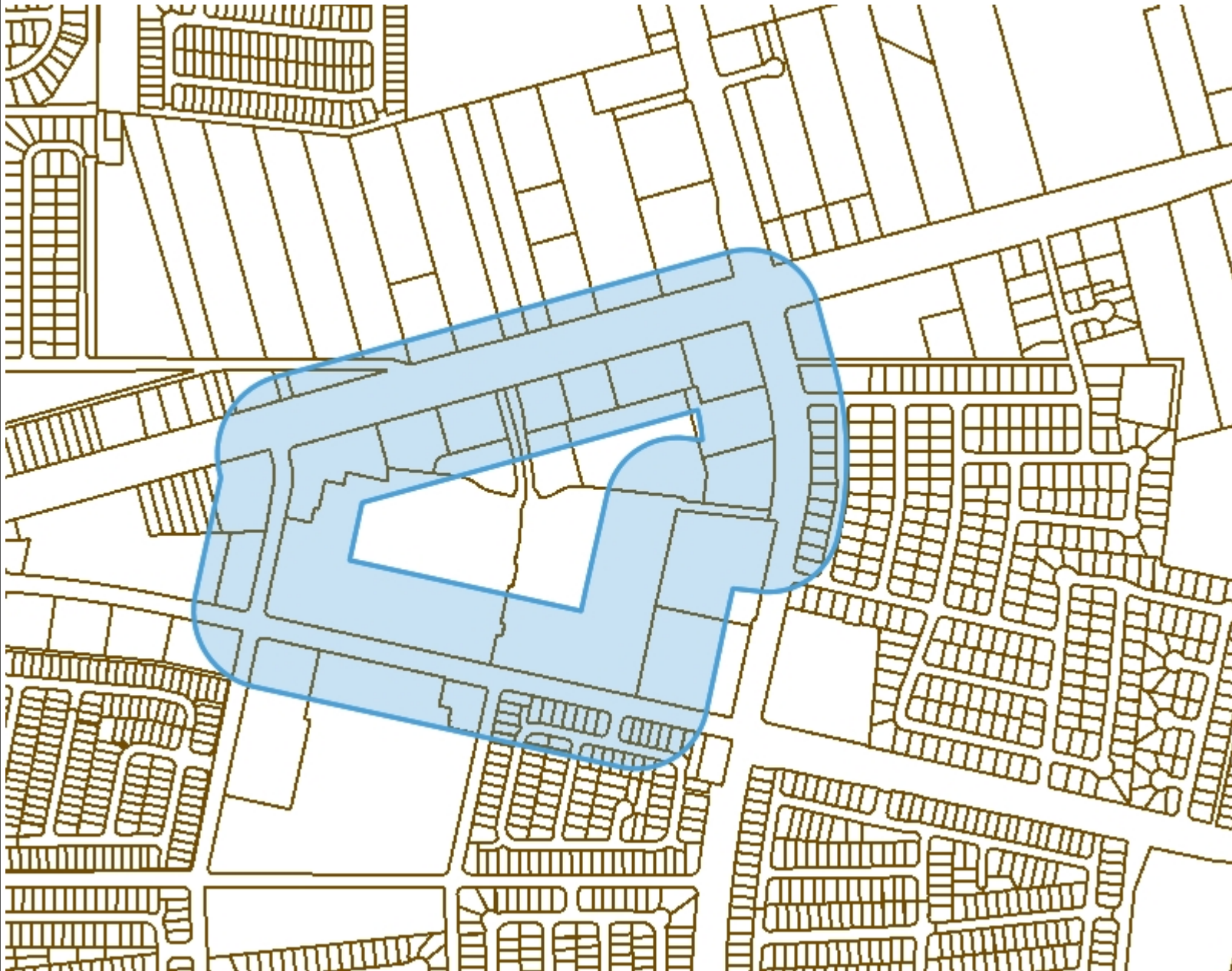


Unser Crossing - Unser Blvd. & Central Ave.



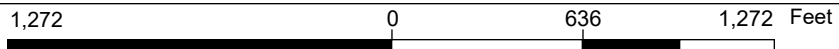
Legend

□ Bernalillo County Parcels



Notes

Buffer: 310 Ft.
ROW: Central Ave. SW: 210 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
11/10/2022 © City of Albuquerque

1: 7,634

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

RAMIREZ RUDOLFO R
4608 LARIAT AVE NW
ALBUQUERQUE NM 87120-2548

WILSON EDWARD D & KENISHA R
7905 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2477

VILLALOBOS APOLONIA
8012 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

WOODS LAWRENCE M
301 GARY LN SW
ALBUQUERQUE NM 87121-2222

BUSTILLOS DANIEL D & NATALIE
8016 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

GONZALES JUANITA GARCIA ETAL
1219 ISLETA BLVD SW
ALBUQUERQUE NM 87105

LUCERO JOSE S & FELIPA
321 GARY LN SW
ALBUQUERQUE NM 87121-2222

LACOUR ERIC T
8000 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

RUSSELL ERIC J
7915 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

8200 BRIDGE BOULEVARD SW LLC
65 N CATALINA AVE
PASADENA CA 91106-2301

SOUTHWEST CONVENIENCE STORES LLC
ATTN: K E ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116

CATALAN MARY H & ALFONSO
8119 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

GANDARA RAY P JR & GANDARA DANIEL R
3814 ANDERSON AVE SE
ALBUQUERQUE NM 87108

ROMERO DENNIS M
3500 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120

LUCERO STELLA M
1013 PACIFIC AVE SW
ALBUQUERQUE NM 87102-4057

BHOO DEVI LAND HOLDINGS LLC & YADAV KANAK
KAY TRUSTEE SURVIVORS TRUST ETAL
10156 MASTERS DR NE
ALBUQUERQUE NM 87111-5893

MEDINA CRYSTAL R
7901 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

BELONE STEPHEN T & EMILY
209 GARY LN SW
ALBUQUERQUE NM 87121-2220

SALAZAR EUGENE & JANIS
8101 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

SAN KINSHIN LLC C/O LEWINGER
2424 LOUISIANA BLVD SPACE 401
ALBUQUERQUE NM 87110-4402

THAYER ANTOINETTE J
2133 STONEHAM PL NW
ALBUQUERQUE NM 87120-4713

ALONZO CATHERINE L
420 BARBERRY ST SW
ALBUQUERQUE NM 87121

QUINONES MICHAEL A
7909 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

PEEL DOUG & ERIKA
524 CACAHUATE DR SW
ALBUQUERQUE NM 87105-7500

ZUBIA ROMELIA
416 BARBERRY ST SW
ALBUQUERQUE NM 87121-2516

SMITH DARLENE MOLLER
8008 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

START YOUR ENGINES LLC
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

FILEMON JURGEN
8009 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

GARCIA BEATRICE
7624 WINTER NE
ALBUQUERQUE NM 87110

TAFOYA MERLINE
201 GARY LN SW
ALBUQUERQUE NM 87121-2220

EHRET PROPERTIES LLC
2211 E CAMELBACK RD SE #502
PHOENIX AZ 85016-9051

ULIBARRI REBECCA
8115 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

VASQUEZ ANTONIO G & DELIA S
8105 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

LANDMARK LAND LTD CO
4902 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1736

JONES RICHARD STEVEN
213 GARY LN SW
ALBUQUERQUE NM 87121-2220

UNSER ROBERT W TRUSTEE UNSER RVT
7700 CENTRAL AVE SW
ALBUQUERQUE NM 87121-2113

GARCIA CHRIS E & ROSE M
217 GARY LN SW
ALBUQUERQUE NM 87121-2220

VOLCANO RV LP
14 HAWLEY ST UNIT 5
GRAYSLAKE IL 60030-1517

GLYNN YOLANDA & ARTHUR M
205 GARY LN SW
ALBUQUERQUE NM 87121-2220

AUBERT ROBERT E
8123 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

TENA SILVIA I & TENA LUZ SARAHI
415 BRISTLEBRUSH ST SW
ALBUQUERQUE NM 87121-2514

DOLGENCORP LLC
100 MISSION RIDGE
GOODLETTSVILLE TN 37072-2171

ALMAGER GILBERT
8217 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2109

KASSAM KARIM
8004 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

PARRA JORGE PEREYRA
424 TENNESSEE ST NE APT C
ALBUQUERQUE NM 87108-2461

ZAMARRON AZAHLEA DIAZ
8020 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

BUSTAMANTE ARTHUR R
401 BARBERRY ST SW
ALBUQUERQUE NM 87121

ARAGON THERESA G
8127 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

SALAZAR LIBORIO & REYNA
8005 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

BALDONADO RITA BEATRIZ
415 WHITEHORN ST SW
ALBUQUERQUE NM 87121

MADRID JASMIN S MENDOZA
8100 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2492

GRIEGO ANNETTE C
8109 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

VALLES TERRA & GUADALUPE
317 GARY LN SW
ALBUQUERQUE NM 87121-2222

MANG MELANIE A & TJ
8015 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2478

CHAVEZ GRACE R
7716 GWIN RD SW
ALBUQUERQUE NM 87105

YAZZIE JANET A
419 BRISTLEBRUSH ST SW
ALBUQUERQUE NM 87121

LANDMARK LAND LTD CO
4902 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1736

MARTINEZ FELIX A & LILLIE D
409 BARBERRY ST SW
ALBUQUERQUE NM 87121-2515

SAN KINSHIN LLC C/O LEWINGER
2424 LOUIDIANA BLVD NE SPACE 401
ALBUQUERQUE NM 87110-4402

CORDOVA JOSE P & MARY ESTHER
305 GARY LN SW
ALBUQUERQUE NM 87121-2222

SPIRIT MASTER FUNDING X LLC
2727 N HARWOOD ST SUITE 300
DALLAS TX 75201-1515

KWAN CHIN-LIN SHA & TAK-CHUEN
TRUSTEES KWAN RVT
30 W ST APT 5B
NEW YORK NY 10004-1054

MFD HOLDINGS LLC & DHD HOLDINGS LLC &
RDV HOLDINGS LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110-4331

OUT WEST SELF STORAGE LLC
8181 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2125

QUEEN OF ANGELS LLC
PO BOX 2979
CORRALES NM 87048-2979

ARMSTRONG CENTRAL UNSER BLVD LLC
1 ARMSTRONG PL
BUTLER PA 16001

LOPEZ ERNESTO TRUSTEE LOPEZ RVT
1918 POPLAR LN SW
ALBUQUERQUE NM 87105-3154

QUANZ UNSER CROSSING LLC
9111 EAGLE RANCH RD NW
ALBUQUERQUE NM 87120-5335

GONZALEZ CHARLES J & JUANITA M
PO BOX 26613
ALBUQUERQUE NM 87125

LOS VOLCANES NA
JENNY SANCHEZ
6512 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121

LOS VOLCANES NA
ALMA RAMIRIZ
6616 HONEYLOCUS AVE NW
ALBUQUERQUE NM 87121

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

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

Date of Notice*: 12/7/2022

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)*: Los Volcanes NA

Name of NA Representative*: AlmaRamiriz, JennySanchez

Email Address* or Mailing Address* of NA Representative¹: acr@q.com, jennybsanchez1@q.com

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

1. Subject Property Address* Multiple addresses for this site please see zone atlas map.
Location Description Unser Crossing - Unser Blvd, and Central Ave.
2. Property Owner* Armstrong Central Unser Blvd LLC
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning Inc./Armstrong Central Unser Blvd LLC.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Zoning Map Amendment

Other: _____

Summary of project/request²*: _____

Zone Map Amendment from the existing Mixed-use-Medium Intense zone district (MX-M) to Non-residential commercial zone district (NR-C).

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

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: January 19, 2023 @8:40am

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

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

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

- 6. Where more information about the project can be found*⁴:
Regina Okoye with Modulus Architects & Land Use Planning, Inc. (505)
338-1499 ext. 1003

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

- 1. Zone Atlas Page(s)*⁵ K-09-Z and K-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:
No variances, deviations or waivers are being requested at this time.

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

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
A meeting was offered but a meeting was not requested by the notified neighborhood association.

³ Physical address or Zoom link
⁴ Address (mailing or email), phone number, or website to be provided by the applicant
⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] +/- 22.2 acres
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] Major Transit Corridor - Central Ave; Premium Transit - Central Ave; West Route 66 - Activity Center
- Current Land Use(s) [vacant, if none] vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Los Volcanes NA [Other Neighborhood Associations, if any]

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

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

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

Date of Notice*: 12/7/2022

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* Multiple addresses for this site, please see zone atlas map
Location Description Unser Crossing - Unser Blvd. and Central Ave.
2. Property Owner* Armstrong Central Unser Blvd LLC
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning, Inc./Armstrong Central Unser Blvd LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Zoning Map Amendment

Other: _____

Summary of project/request^{1*}:

Zone Map Amendment from the existing Mixed-Use Medium Intense Zone District (MX-M) to Non-Residential Commercial Zone District (NR-C).

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

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: January 19, 2023 @ 8:40 am

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

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

² Physical address or Zoom link

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

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

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

- 6. Where more information about the project can be found^{*3}:
Regina Okoye with Modulus Architects & Land Use Planning, Inc (505) 338-1499 ext. 1003

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

- 1. Zone Atlas Page(s)^{*4} K-09-Z and K-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation^{*}:
No variances, deviations or waivers are being requested at this time

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
A meeting was offered but a meeting was not requested by the notified neighborhood association.

³ Address (mailing or email), phone number, or website to be provided by the applicant
⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] +/- 22.2 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Major Transit Corridor - Central Ave.; Premium Transit - Central Ave.; West Route 66 - Activity Center
- Current Land Use(s) [vacant, if none] vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Zone Map Amendment - City Council
Decision-making Body:	Environmental Planning Commission (EPC)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	SWC of Unser Blvd and Central Ave , Albuquerque, NM 87121
Name of property owner:	Armstrong Central Unser Blvd LLC.,
Name of applicant:	Modulus Architects & Land Use Planning, Inc./Armstrong Central Unser Blvd LLC.
Date, time, and place of public meeting or hearing, if applicable:	January 19, 2023 VIA Zoom
Address, phone number, or website for additional information:	Regina Okoye with Modulus Architects & Land Use Planning, 505-338-1499
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request. N/A	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

Regina Okoye (Applicant signature) 12/7/2022 (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

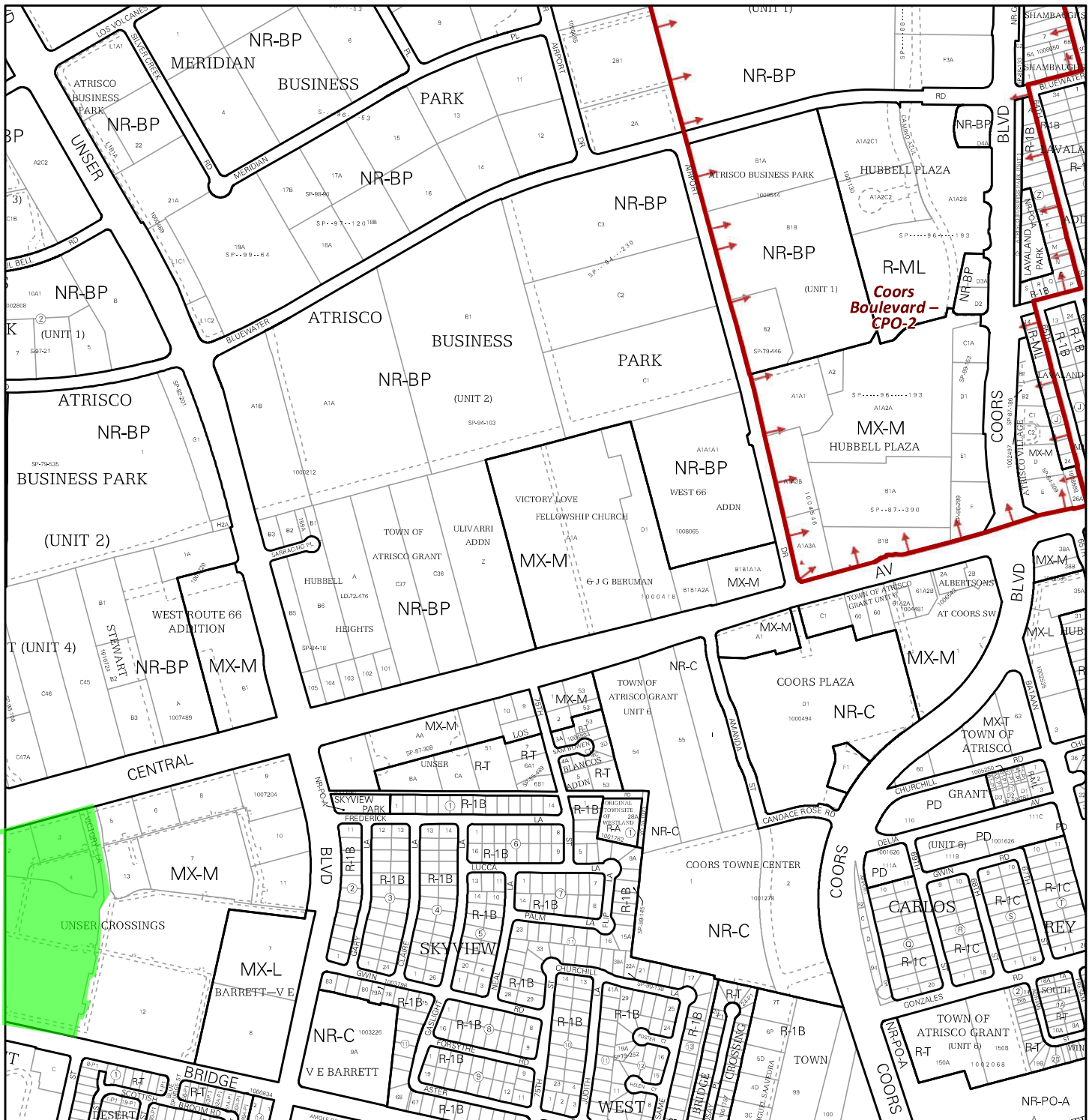


PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

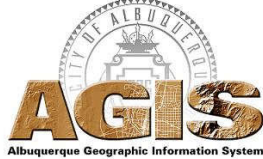
- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development: **Note: No new uses are being proposed.**
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

*Included in all Public Notices



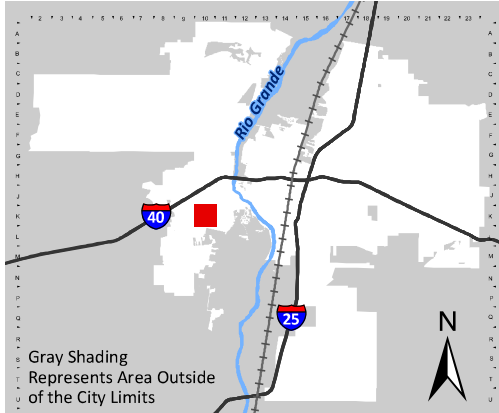
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

Regina Okoye

From: Regina Okoye
Sent: Wednesday, December 7, 2022 9:27 AM
To: 'acr@q.com'; 'jennybsanchez1@q.com'
Cc: Angela Williamson
Subject: Public Notice of a Proposed Project in the City of Albuquerque
Attachments: 07 - IDOZoneAtlasPage_K-10-Z.PDF; 7 - IDOZoneAtlasPage_K-09-Z.PDF; 1.5 - Public Notice - Unser Crossing.pdf

Tracking:	Recipient	Delivery	Read
	'acr@q.com'		
	'jennybsanchez1@q.com'		
	Angela Williamson	Delivered: 12/7/2022 9:30 AM	Read: 12/7/2022 9:33 AM

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

Date of Notice: 12/07/2022

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): Los Volcanes NA

Name of NA Representative: Alma Ramirez, Jenny Sanchez

Email Address or Mailing Address of NA Representative: acr@q.com; jennybsanchez@q.com

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

1. Subject Property Address: Multiple addresses for this site – please see zone atlas map
Location Description: Unser Crossing – Unser Blvd. and Central Ave.
2. Property Owner: Armstrong Central Unser Blvd LLC
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning, Inc./Armstrong Central Unser Blvd LLC
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Zone Map Amendment

Other:

Summary of project/request: Zone Map Amendment from existing Mixed-Use Medium Intense zone district (MX-M) to Non-residential commercial zone district (NR-C).

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

Environmental Planning Commission (EPC)

City Council

Environmental Planning Commission (EPC)

Date/Time: January 19, 2023 @ 8:40 am

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

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

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

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

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

1. Zone Atlas Page(s): K-09-Z and K-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted Above
3. The following exceptions to IDO standards will be requested for this project:
Deviation(s)
Variance(s)
Waiver(s)
Explanation: No Variances, Deviations or Waivers are being requested at this time.
4. Pre-submittal Neighborhood Meeting: Yes.
Summary of Pre-Submittal Neighborhood Meeting, if one occurred: A meeting was offered but a meeting was not requested by the notified neighborhood association.

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: approx. +/- 22.2 acres
 - b. IDO Zone District: MX-M
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Journal Center – Major Transit Corridor – Central Ave; Premium Transit – Central Ave; West Route 66 – Activity Center
2. Current Land Use(s) [vacant, if none]: Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Los Volcanes NA

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

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

³ Physical address or Zoom link

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

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

New Mexico | Texas | Arizona | Colorado | Oklahoma



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RAMIREZ RUDOLFO R
4608 LARIAT AVE NW
ALBUQUERQUE NM 87120-2548

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GONZALES JUANITA GARCIA ETAL
1219 ISLETA BLVD SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WILSON EDWARD D & KENISHA R
7905 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2477

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LUCERO JOSE S & FELIPA
321 GARY LN SW
ALBUQUERQUE NM 87121-2222

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



VILLALOBOS APOLONIA
8012 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LACOUR ERIC T
8000 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WOODS LAWRENCE M
301 GARY LN SW
ALBUQUERQUE NM 87121-2222

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RUSSELL ERIC J
7915 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BUSTILLOS DANIEL D & NATALIE
8016 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



8200 BRIDGE BOULEVARD SW LLC
65 N CATALINA AVE
PASADENA CA 91106-2301

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SOUTHWEST CONVENIENCE STORES LLC
ATTN: K E ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CATALAN MARY H & ALFONSO
8119 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GANDARA RAY P JR & GANDARA DANIEL R
3814 ANDERSON AVE SE
ALBUQUERQUE NM 87108

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ROMERO DENNIS M
3500 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LUCERO STELLA M
1013 PACIFIC AVE SW
ALBUQUERQUE NM 87102-4057

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BHOO DEVI LAND HOLDINGS LLC & YADAV KANA
KAY TRUSTEE SURVIVORS TRUST ETAL
10156 MASTERS DR NE
ALBUQUERQUE NM 87111-5893

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MEDINA CRYSTAL R
7901 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BELONE STEPHEN T & EMILY
209 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



QUINONES MICHAEL A
7909 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SALAZAR EUGENE & JANIS
8101 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



PEEL DOUG & ERIKA
524 CACAHUATE DR SW
ALBUQUERQUE NM 87105-7500

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SAN KINSHIN LLC C/O LEWINGER
2424 LOUISIANA BLVD SPACE 401
ALBUQUERQUE NM 87110-4402

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ZUBIA ROMELIA
416 BARBERRY ST SW
ALBUQUERQUE NM 87121-2516

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



THAYER ANTOINETTE J
2133 STONEHAM PL NW
ALBUQUERQUE NM 87120-4713

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SMITH DARLENE MOLLER
8008 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ALONZO CATHERINE L
420 BARBERRY ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



START YOUR ENGINES LLC
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



FILEMON JURGEN
8009 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



VASQUEZ ANTONIO G & DELIA S
8105 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GARCIA BEATRICE
7624 WINTER NE
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LANDMARK LAND LTD CO
4902 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1736

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



TAFOYA MERLINE
201 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



JONES RICHARD STEVEN
213 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



EHRET PROPERTIES LLC
2211 E CAMELBACK RD SE #502
PHOENIX AZ 85016-9051

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



UNSER ROBERT W TRUSTEE UNSER RV
7700 CENTRAL AVE SW
ALBUQUERQUE NM 87121-2113

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ULIBARRI REBECCA
8115 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GARCIA CHRIS E & ROSE M
217 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



VOLCANO RV LP
14 HAWLEY ST UNIT 5
GRAYSLAKE IL 60030-1517

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ALMAGER GILBERT
8217 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GLYNN YOLANDA & ARTHUR M
205 GARY LN SW
ALBUQUERQUE NM 87121-2220

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



KASSAM KARIM
8004 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



AUBERT ROBERT E
8123 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



PARRA JORGE PEREYRA
424 TENNESSEE ST NE APT C
ALBUQUERQUE NM 87108-2461

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



TENA SILVIA I & TENA LUZ SARAH I
415 BRISTLEBRUSH ST SW
ALBUQUERQUE NM 87121-2514

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ZAMARRON AZAHLEA DIAZ
8020 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2479

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



DOLGENCORP LLC
100 MISSION RIDGE
GOODLETTSVILLE TN 37072-2171

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BUSTAMANTE ARTHUR R
401 BARBERRY ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ARAGON THERESA G
8127 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



VALLES TERRA & GUADALUPE
317 GARY LN SW
ALBUQUERQUE NM 87121-2222

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SALAZAR LIBORIO & REYNA
8005 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MANG MELANIE A & TJ
8015 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2478

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BALDONADO RITA BEATRIZ
415 WHITEHORN ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CHAVEZ GRACE R
7716 GWIN RD SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MADRID JASMIN S MENDOZA
8100 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2492

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



YAZZIE JANET A
419 BRISTLEBRUSH ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GRIEGO ANNETTE C
8109 SCOTTISH BROOM RD SW
ALBUQUERQUE NM 87121-2491

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LANDMARK LAND LTD CO
4902 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1736

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MARTINEZ FELIX A & LILLIE D
409 BARBERRY ST SW
ALBUQUERQUE NM 87121-2515

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MFD HOLDINGS LLC & DHD HOLDINGS LLC
RDV HOLDINGS LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110-4331

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SAN KINSHIN LLC C/O LEWINGER
2424 LOUIDIANA BLVD NE SPACE 401
ALBUQUERQUE NM 87110-4402

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



OUT WEST SELF STORAGE LLC
8181 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2125

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CORDOVA JOSE P & MARY ESTHER
305 GARY LN SW
ALBUQUERQUE NM 87121-2222

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



QUEEN OF ANGELS LLC
PO BOX 2979
CORRALES NM 87048-2979

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SPIRIT MASTER FUNDING X LLC
2727 N HARWOOD ST SUITE 300
DALLAS TX 75201-1515

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ARMSTRONG CENTRAL UNSER BLVD LL
1 ARMSTRONG PL
BUTLER PA 16001

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



KWAN CHIN-LIN SHA & TAK-CHUEN
TRUSTEES KWAN RVT
30 W ST APT 5B
NEW YORK NY 10004-1054

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LOPEZ ERNESTO TRUSTEE LOPEZ RVT
1918 POPLAR LN SW
ALBUQUERQUE NM 87105-3154

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



QUANZ UNSER CROSSING LLC
9111 EAGLE RANCH RD NW
ALBUQUERQUE NM 87120-5335

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GONZALEZ CHARLES J & JUANITA M
PO BOX 26613
ALBUQUERQUE NM 87125

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LOS VOLCANES NA
JENNY SANCHEZ
6512 HONEYLOCUST AVE NW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LOS VOLCANES NA
ALMA RAMIRIZ
6616 HONEYLOCUS AVE NW
ALBUQUERQUE NM 87121

SIGN POSTING

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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

Regina Okaya
(Applicant or Agent)

12/8/2022
(Date)

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

PROJECT NUMBER: _____

Facing Central

REQUEST

Zone Map Amendment from MX-M (Mixed Use medium intensity zone district) to NR-C (residential commercial zone district) for 1.222 acre. The subject site is located at the SW of Central and Unser Tracts 1-42 (4) via Zoom Meeting

Property Owner: Armstrong Central User Blvd LLC Meeting ID: 226 919 2859

The City of Albuquerque Environmental Planning Commission will hold a public hearing ^{via Zoom} in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on January 19, 2023 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from January 4, 2023 to February 3, 2023
by Armstrong Central User Blvd LLC / Modulus Architects & Land Use Planning 505-338-1499
applicant/agent phone

REFER TO FILE# Project # 2018-001389/RZ-2022-00064

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

Facing 86th

REQUEST

Zone Map Amendment from MX-MI (Mixed use medium intensity district) to NR-C
(residential commercial neighborhood) for 3.022 acres. The subject site is located at the SWC
of Central and West Tracts 1-42 (14)
Prosperity Dunes, Armstrong, Central Tract #42 LLC

The City of Albuquerque Environmental Planning Commission will hold a
public hearing in the Plaza Del Sol Building Hearing Room, Basement,
600 2nd St. NW, on January 19, 2023 at 8:30 AM. All persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from January 14, 2023 to February 3, 2023
by Prosperity Dunes, Armstrong, Central Tract #42 LLC / Modular Architects & Land Use Planning 505-338-1419
applicant/agent Project # 2018-01359/12-2022-00064 phone

REFER TO FILE#

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

Facing Bridge

REQUEST

Zone Map Amendment from MUC-M (Mixed Use Medium Density Zone District) to NR-C (Neighborhood Commercial Zone District) for 220 Acres. The subject site is located at 5000 W. Central Blvd. (Route 5814).
Applicant: Summit Development Group, LLC

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on January 19, 2023, at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from January 1, 2023, to January 3, 2023.

by Summit Development Group, LLC phone 505-338-1899
applicant agent Adam J. Torres

REFER TO FILE # 2023-00001

It is illegal for an environmental permit to operate in violation with this sign.