



## ***Environmental Planning Commission***

***Agenda Number: 1  
Project #: PR-2020-003861  
Case #: RZ-2020-00012  
Hearing Date: July 09, 2020***

### ***Staff Report***

<b><i>Agent</i></b>	Dekker Perick Sabatini D/P/S
<b><i>Applicant</i></b>	Presbyterian Healthcare Services
<b><i>Request</i></b>	<b>Zoning Map Amendment (zone change)</b>
<b><i>Legal Description</i></b>	Tract 1, Replat of Tracts E, F, and A, East End Addition
<b><i>Location</i></b>	South of Constitution Ave. NE, with Constitution Pl. NE on the west and Wyoming Blvd. NE on the east (8300 Constitution Ave. NE)
<b><i>Size</i></b>	Approximately 19 acres
<b><i>Existing Zoning</i></b>	MX-T
<b><i>Proposed Zoning</i></b>	MX-H

### ***Staff Recommendation***

***APPROVAL of RZ-2020-00012, based on the Findings beginning on Page 13.***

***Staff Planner  
Catalina Lehner, AICP-Senior Planner***

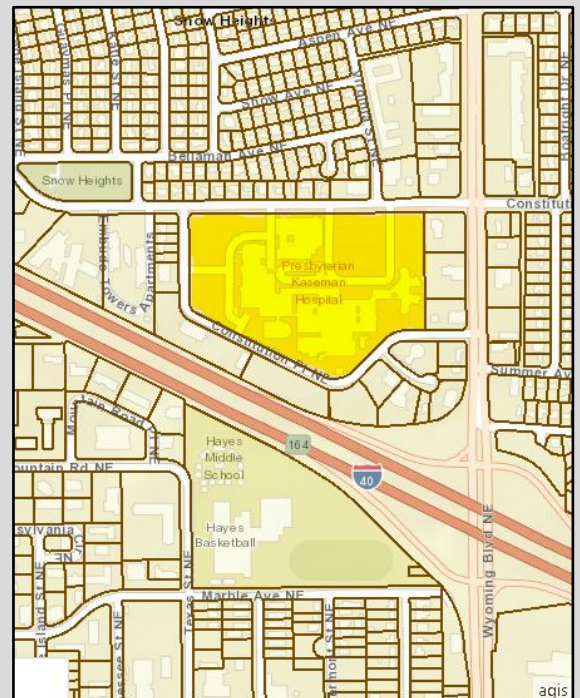
### ***Summary of Analysis***

The request is for a zone map amendment for an approximately 19 acre site containing an existing hospital use. The subject site was zoned MX-T upon effective date of the Integrated Development Ordinance (IDO), using the conversion rules and based on its previous O-1 zoning.

The applicant is requesting a zone change to MX-H because a hospital is not allowed in MX-T. MX-H is the first zone that allows a hospital with more than 20 overnight beds and ambulance service. As a non-conforming use, any expansion (if needed) would be limited to 25% of approved square footage, if approved by the Zoning Hearing Examiner (ZHE).

The subject site is in an Area of Change as designated by the Comprehensive Plan. The zoning map amendment has been adequately justified based upon the use being more advantageous to the community.

The Snow Heights Neighborhood Association (NA) and the District 7 Coalition were notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not held. Staff has not received any correspondence. Staff recommends approval.



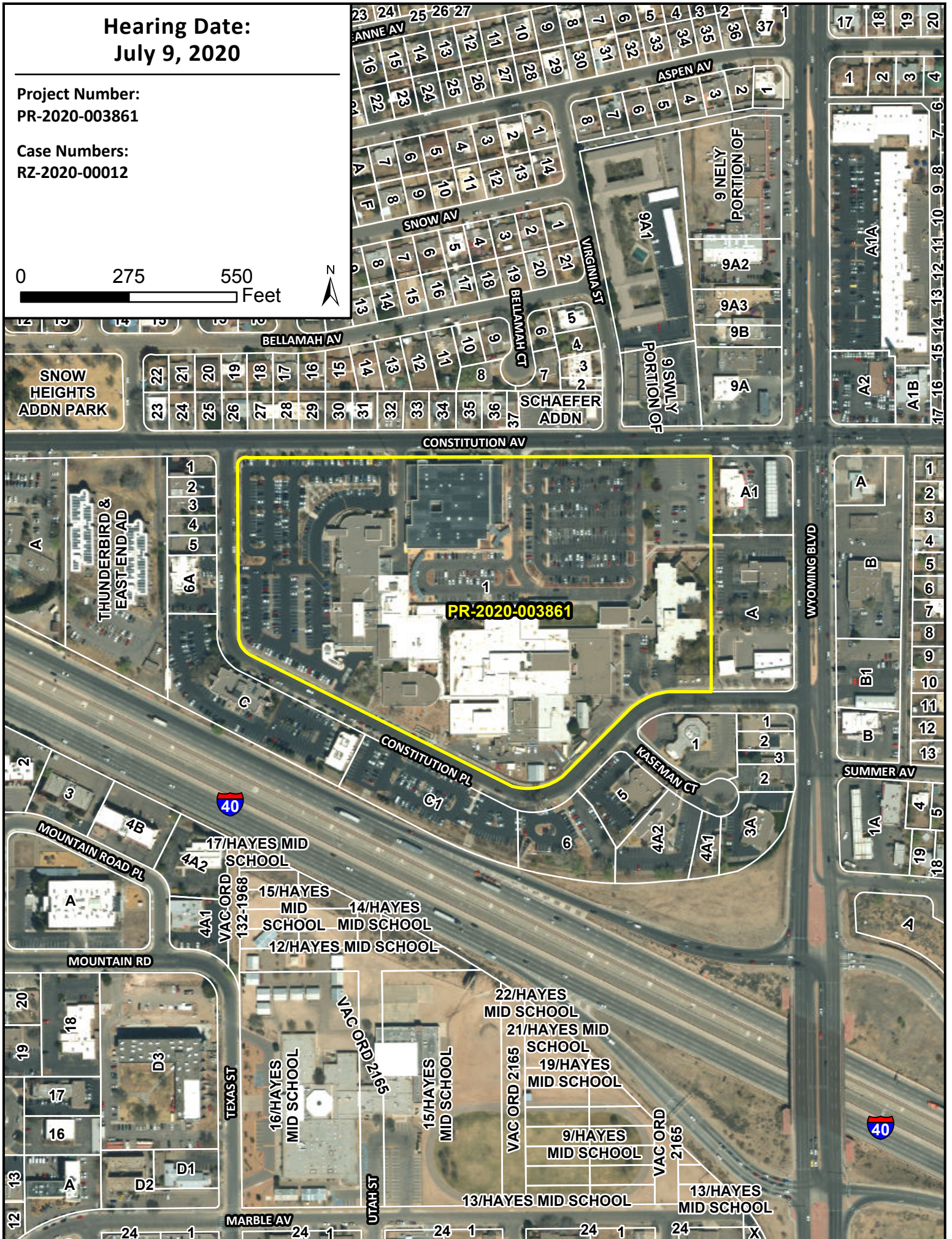


Hearing Date:  
July 9, 2020

Project Number:  
PR-2020-003861

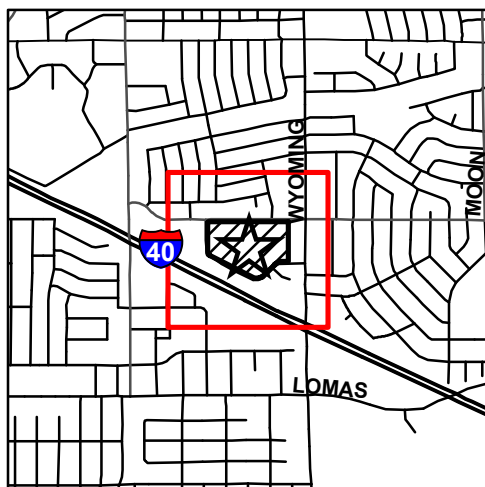
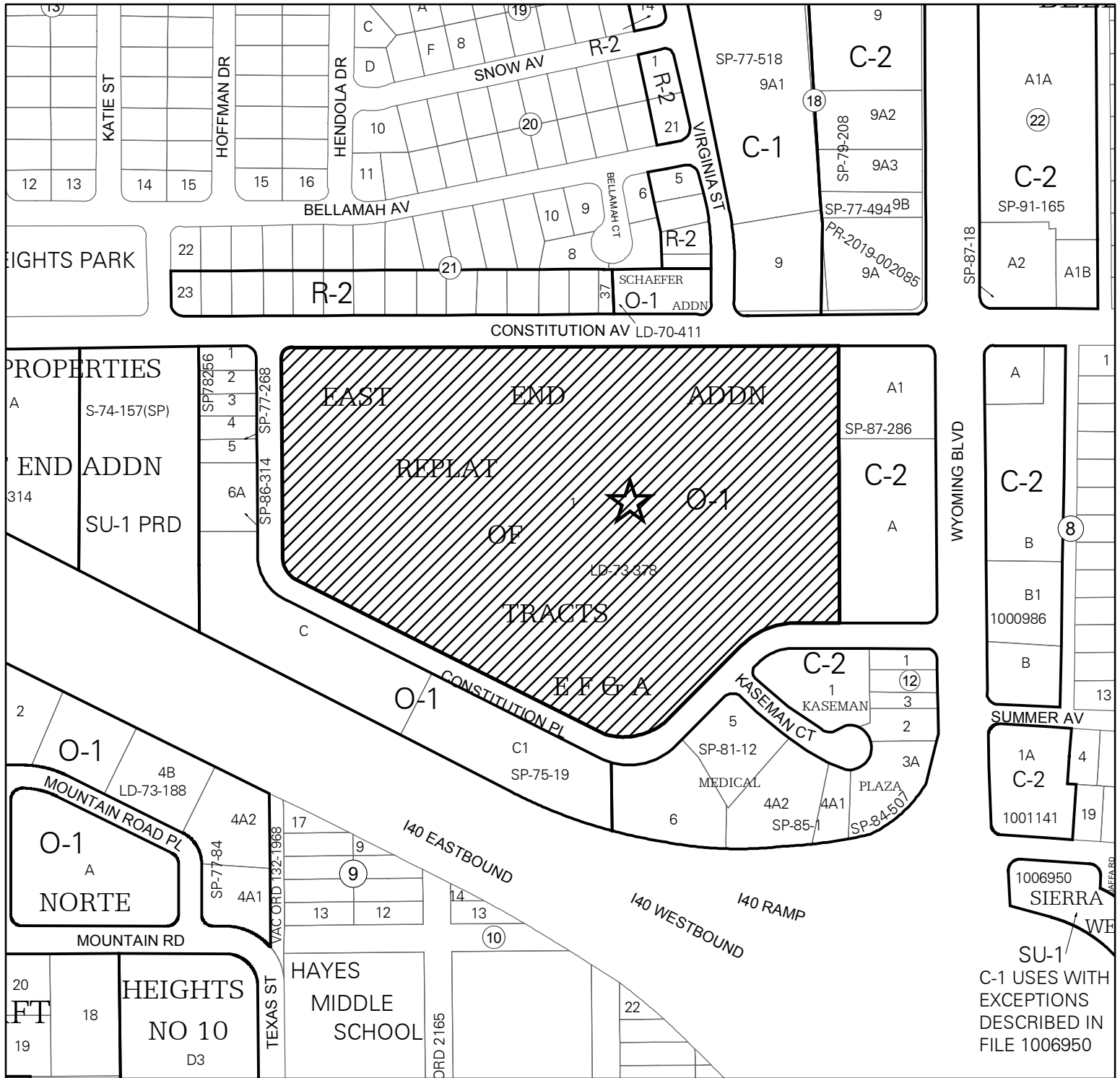
Case Numbers:  
RZ-2020-00012

0 275 550 Feet









## OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 300 feet

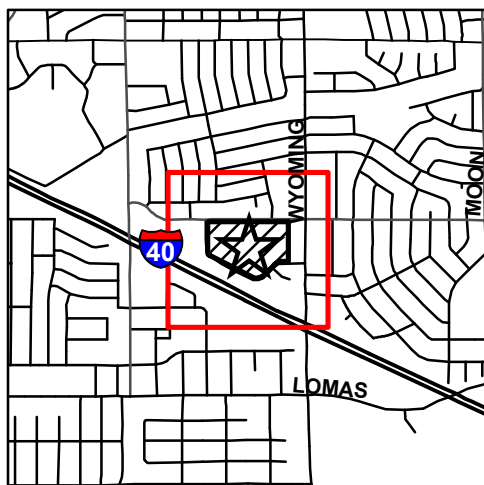
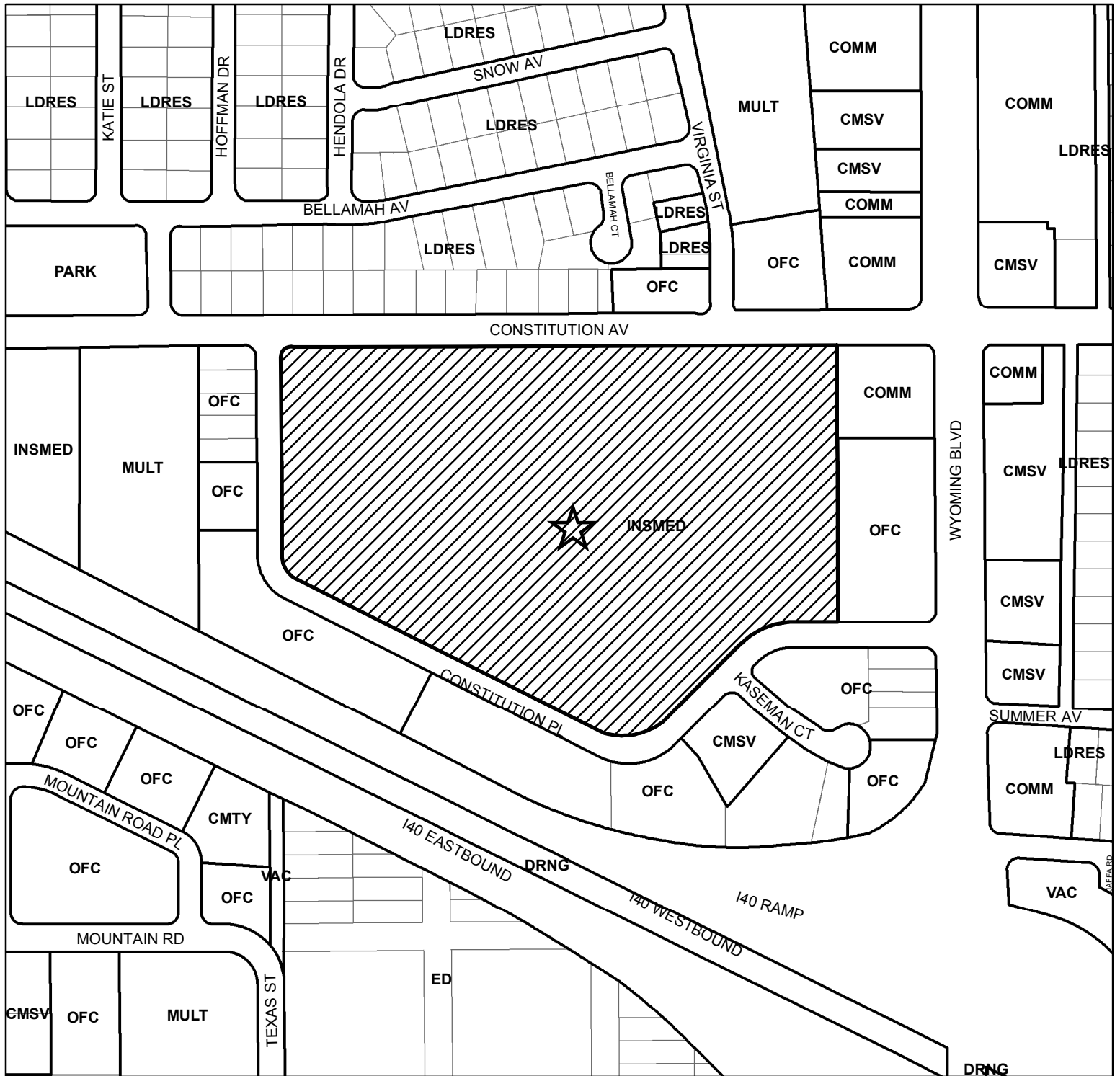
Hearing Date:  
7/9/2020

Project Number:  
PR-2020-003861

Case Numbers:  
RZ-2020-00012

Zone Atlas Page:  
J-19





## LAND USE MAP

Note: Gray shading  
indicates County.

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



1 inch = 300 feet

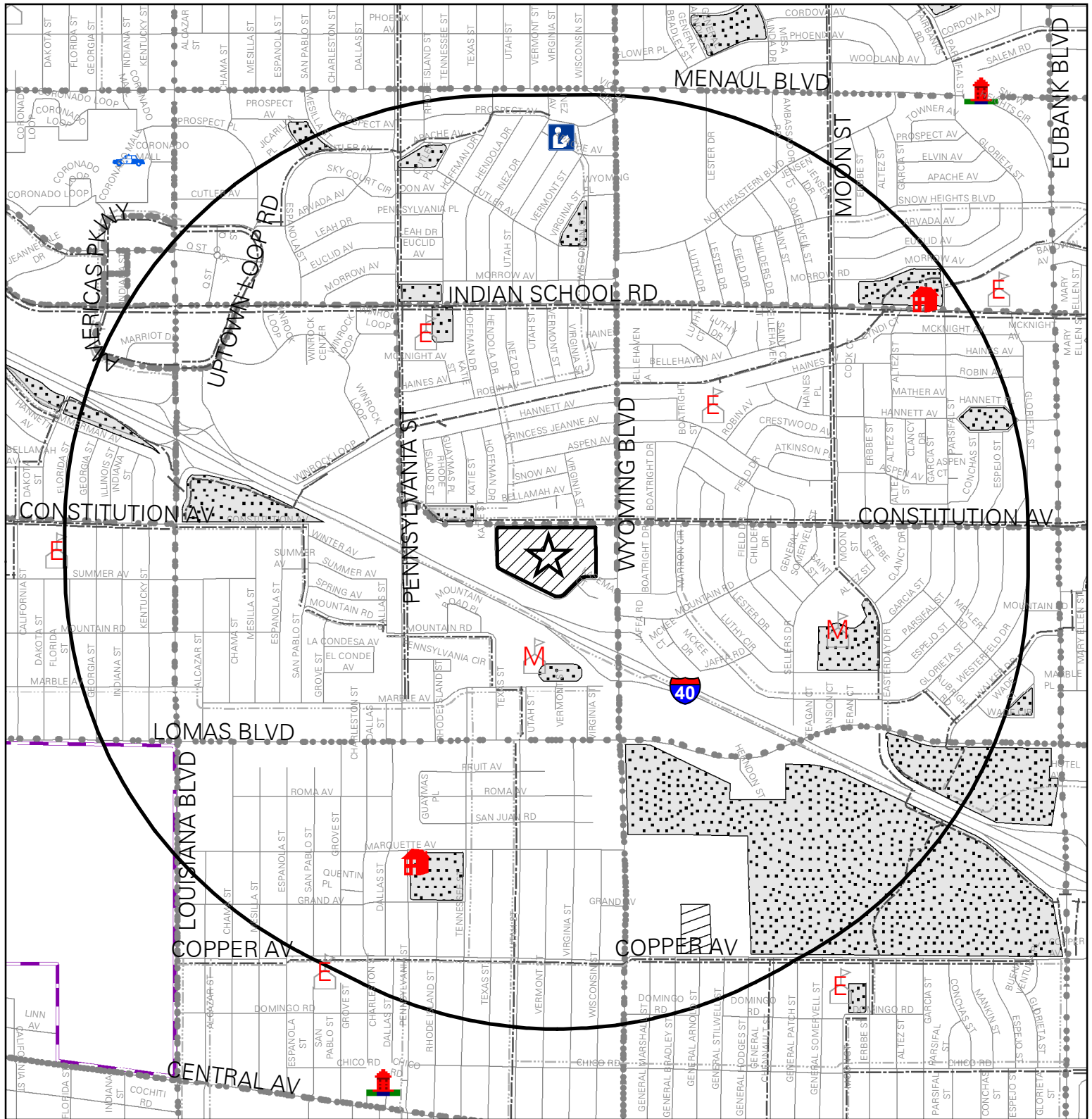
Hearing Date:  
7/9/2020

Project Number:  
PR-2020-003861  
Case Numbers:  
RZ-2020-00012

Zone Atlas Page:  
J-19





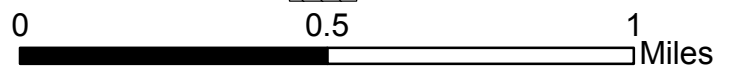


## Public Facilities Map with One-Mile Buffer



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

Project Number: PR-2020-003861



***Table of Contents***

I. Introduction.....	3
II. Analysis of Applicable Ordinances, Plans, and Policies.....	5
III. Agency and Neighborhood Concerns.....	11
IV. Conclusion.....	12
Findings and Recommendation.....	13

Attachments



## **I. INTRODUCTION**

### ***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	MX-T	Area of Change	Hospital, emergency room
<b><i>North</i></b>	R-ML, MX-T, MX-L, MX-M	Area of Consistency Area of Change	Single-family homes, small office buildings
<b><i>South</i></b>	MX-T, MX-M	Area of Consistency Area of Change	Medical office buildings, Interstate 40 right-of-way
<b><i>East</i></b>	MX-M	Area of Change	Gas station and convenience store, medical offices
<b><i>West</i></b>	MX-T, then PD	Area of Consistency	Medical office buildings, apartments

### ***Request***

The request is for a zoning map amendment (zone change) for an approximately 19 acre site that contains an existing hospital, legally described as Tract 1, Replat of Tracts E, F, and A, East End Addition, located south of Constitution Ave. NE, and bounded by Constitution Pl. NE on the west and Wyoming Blvd. NE on the east (8300 Constitution Ave. NE, the “subject site”).

The subject site is zoned MX-T, a zone designation received upon effective date of the Integrated Development Ordinance (IDO) and based on application of the zone conversion rules adopted by the City Council. The subject site was formerly zoned O-1 and had operated and served the community under this zoning for many years.

The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity zone district). MX-H is the first zone that permissively allows a hospital with more than 20 overnight beds. The existing hospital is a non-conforming use in the MX-T zone. Generally non-conforming uses are not intended to expand, though limited expansion is allowed within the parameters specified in IDO 14-16-6-6(C)(3). The zone change would allow the hospital to expand in the future, by more than 25% of approved square footage, if needed.

### ***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 subject site is 20 acres or greater in size (in which case the EPC is a recommending body) or the EPC decision is appealed. If appealed, 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 in an established urban area characterized by a variety of land uses. To the north are single-family homes and small-scale office buildings. To the south are medical office buildings; some owned by the applicant and some are for private practices. East of the subject site are two medical office buildings owned by the applicant. A gas station with a convenience store occupies the hard corner of Wyoming Blvd. NE and Constitution Ave. NE. West of the subject site are more medical office buildings for private practices. Further west are high-rise apartments.

The subject site is not located in a designated Activity Center. Wyoming Blvd. NE is designated a Multi-modal Corridor. Interstate 40 is designated a Commuter Corridor.

### ***History***

Historical records for the subject site are available, but are patchy. In September 1954, an annexation that would have established O-3 zoning was disapproved for Blocks 1 and 2, East End Addition, which constituted the SW corner of Wyoming Blvd./Constitution Ave. (Z-111). In December 1958, a zone change was approved for Blocks 11 and 12 from R-1 to R-2 (Z-658). Prior to that, most of this area was zoned R-1 and was annexed probably sometime in the 1950s.

The 1959 aerial confirms that the hospital was not built at that time. Microfiche records show a hospital and medical building on a site plan c. 1963 (Z-1344). In January 1964, the City Planning Commission approved a zone change from R-2 and C-3 to SU-1 for Concrete Batch Plant for the three present-day lots at the SW corner of Wyoming Blvd./Constitution Ave. and for approximately the eastern 1/3 of the subject site. Albuquerque Gravel Products operated a batch plant there in the 1960s (Z-1344).

The hospital site, smaller than today's subject site, is shown with O-1 zoning and a strip of R-3 zoning along Constitution Ave. NE. A zone change from R-3 to SU-1 for O-1 and C-2 for Tracts A, D, and E, East End Addition, was approved in 1968 (Z-68-102). Though unclear, the hospital was constructed after that in 1969, according to the applicant. Staff did not locate any records that pertain directly to the hospital's construction, and could not determine if the use was permissive under the zoning at the time of development or not.

The archives also contain several Zoning Hearing Examiner (ZHE) cases: ZA-68-102; ZA-73-107; ZA-78-245; ZA-80-146; ZA-80-229; ZA-83-57; ZA-83-416; and ZA-85-36. This appears to be how the hospital expanded throughout the years.

Upon effective date of the Integrated Development Ordinance (IDO) in May 2018, which replaced the City's zoning code, the subject site's zoning was converted from O-1 to its current zoning of MX-T pursuant to the City Councils zone conversion rules.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Wyoming Blvd. NE is a Regional Principal arterial and Constitution Ave. NE is a Major Collector.



### ***Comprehensive Plan Corridor Designation***

The eastern portion of the hospital campus is adjacent to Wyoming Blvd. NE, which the Comprehensive Plan designates as a Multi-Modal Corridor. Multi-Modal Corridors are intended to encourage re-development of aging, auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options.

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

Constitution Ave. NE is a designated bike route, where cars and bicycles share the street. A dedicated bicycle lane is proposed. No bicycle facilities are shown along Wyoming Blvd. NE.

### ***Transit***

Albuquerque Ride Route #31-Wyoming runs along Wyoming Blvd. NE, just east of the subject site. Due to COVID-19, only weekday service is available at this time. Route #12- Constitution, is a commuter route and no service is available at this time. Usually, commuter service is two trips in the am and two trips in the pm, weekdays only.

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

Please refer to the Public Facilities Map (see attachment), 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***

Hospital: An establishment that provides diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous licensed professional nursing services. This definition includes any facility licensed by the state as a general, limited, or special hospital.

Use, Non-Conforming: A use of a structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began.

#### ***Zoning***

The subject site is currently zoned MX-T [Mixed-Use Transition Zone District, IDO 14-16-2-4(A)], which was assigned upon effective date of the IDO as a conversion from the subject site's former O-1 zoning (see also History section of this report). Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses. Specific permissive uses are listed in Table 4-2: Allowable Uses, IDO p. 130.

The request proposes to change the subject site's zoning to MX-H (Mixed Use, High Intensity Zone District, IDO 14-16-2-4(D)). The purpose of the MX-H zone is to provide large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional

uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. Specific permissive uses are listed in Table 4-2 of the IDO.

Most significantly, hospital is a permissive use in the MX-H zone. MX-H is the first zone in which hospital is allowed without a restriction on the number of beds. Hospital is also a permissive use in the MX-M zone, but the Use-Specific Standards for hospital [see IDO 14-16-4-3(C)(5)] limit a hospital in the MX-M zone district to no more than 20 overnight beds and do not include ambulance transportation to or from the facility. Therefore, the MX-H zone is needed and is the only zone available to accommodate the full-service hospitals in the City.

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

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable Goals and policies are listed below. The applicant's analysis is summarized in *italic* text. Staff analysis follows in ***bold italic*** text.

When a Goal or policy is listed and is not applicable, it's because the applicant included it in the zoning change justification letter. If Staff finds other relevant Goals and policies not used by the applicant, they are included here at the end.

#### *Chapter 5: Land Use*

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

*The request allows an established medical use to continue and expand along a Multi-Modal Corridor. People can reach services by a variety of transportation modes, which creates access to health care.*

***The request would make the existing hospital a permissive use, and therefore be able to expand in the future in excess of 25% of its existing square footage, if needed. The subject site is not located in a designated Activity Center or along the Multi-Modal Corridor (Wyoming Blvd.). However, the applicant owns two of the three lots fronting Wyoming Blvd. and they are a part of the larger hospital campus. Therefore, any future growth would generally support, and be supported by, the designated Multi-Modal corridor where growth is desired. The request generally furthers Goal 5.1-Centers and Corridors.***

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.

*Directing more intense healthcare uses to an established medical campus in an Area of Change ensures higher density / intensity of development is absorbed in areas deemed appropriate, thereby protecting the stability, density and scale of Areas of Consistency.*

***The subject site is in a designated Area of Change where growth is generally desired. Any future expansion made possible by the request would be directed to the subject site and away from the less dense and smaller-scale development around it, thereby supporting the***



*maintenance of appropriate density and scale of development in the Areas of Consistency nearby that are intended to be more stable. The request generally furthers Policy 5.1.2-Development Areas.*

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

*Land Uses within complete communities are intended to create healthy, sustainable, and distinct communities with a mix of uses. This zone change would allow healthcare services and high paying employment opportunities to continue to be located along a major corridor, Wyoming Blvd.*

*The request would enable the continued existence, and potential future expansion, of the existing hospital, which would foster a community where residents can live, work, learn, shop, and play together. The hospital and the services it provides have served this quadrant of the City for many years in terms of providing opportunities to work and learn. Housing, shopping, and recreational opportunities are nearby and part of this well-established community. The request generally furthers Goal 5.2-Complete Communities.*

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

*This zone change would allow healthcare services and high paying employment opportunities to continue to be located along a major corridor, conveniently accessible to surrounding neighborhoods.*

*The request contributes to creating and supporting a healthy, sustainable community with a mix of uses because it would facilitate future growth and expansion of the existing hospital use, the presence of which has characterized the community in the area for many years. Additional services would be conveniently accessible from surrounding neighborhoods by transit users, pedestrians, and bicyclists due to proximity and the Major Transit Corridor nearby. The request furthers Policy 5.2.1- Land Uses.*

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.

*Allowing an established hospital to remain on an urban site, along a corridor like Wyoming, will promote goals for development that maximizes the utility of existing infrastructure and the efficient use of land to support the public good by providing more equitable distribution of healthcare services throughout the City.*

*The subject site is located in an established urban area that that has been developed since the 1960s and is well-served by existing infrastructure and public facilities. The request would enable the existing hospital to expand in place and would generally support the public good by providing more medical services in an established area of the City. The request furthers Goal 5.3-Efficient Development Patterns.*

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

*Removing the non-conforming designation will allow future infill of critical healthcare services into an established medical campus with existing city infrastructure that can be easily served by transit to leverage public and private investments.*

***The request would make the hospital a permissive use, which would allow for expansion in excess of 25% of its existing square footage, as needed in the future. The subject site is already served by existing infrastructure and public facilities. Any growth would be considered infill development due to the subject site's location in an established urban area. 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 and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

*The subject site is wholly within an Area of Change, where the Comp Plan encourages more dense/intense development. Granting the zone change to a more intense zone that would permissively allow the established hospital use to a location where it is expected and desired will ensure the stability and character of Areas of Consistency, i.e. residential neighborhoods.*

***The subject site is in a designated Area of Change and the surrounding, established neighborhoods and offices to the north, west, and south are in designated Areas of Consistency. The request would enable future expansion to be accommodated on the subject site, which would encourage and direct future growth to an Area of Change as desired. The request generally furthers Goal 5.6-City Development Areas.***

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

*The subject site is in a designated Area of Change, an appropriate location for development of higher density and intensity growth that can be supported by multi-modal transportation (Com Plan, pg. 5-23). The intent of these areas is specifically to focus on "new urban-scale development that benefit job creation and expanded housing options" so that additional residents, services, and jobs can be accommodated in locations ready for new development (Com Plan, pg. 5-23). This request allows established healthcare services to remain and potentially expand where higher density and intensity development is desired / encouraged and best served with equitable access to healthcare services, and encourages development that expands well-paying employment opportunities that are easily accessed by a variety of travel modes.*

***The subject site is located in an Area of Change and near a designated Major Transit Corridor, where the Comprehensive Plan intends and encourages change. The request would generally direct any future growth of the hospital to the subject site, which contains***

*an existing hospital campus, while directing it away from the surrounding Areas of Consistency. The request generally furthers Policy 5.6.2- Areas of Change.*

*Chapter 6-Transportation*

Policy 6.1.3 –Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

*This request would allow critical medical services to continue along corridors well served by transit. Locating these services and well-paying jobs near existing housing enables residents to easily travel between them by walking, cycling or public transportation, reducing the need for automobile travel on the circulation system during peak hours.*

*The request would facilitate future expansion, which could be mixed-use development-though is likely to be more hospital functions and related services. It would be infill development due to the subject site's location, but it would not be in a designated Center. There is no evidence that TDM programs would be included. Therefore, Staff finds that Policy 6.1.3-Auto Demand, does not apply.*

Policy 6.4.2 –Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.

*This request would encourage healthcare services to continue and expand on an established medical campus in an Area of Change- appropriate for a higher intensity and density of uses and development. Concentrating services and well-paying jobs in close proximity to high concentrations of established housing will further contribute to creation of urban environments that facilitate travel by alternative transportation by enabling people to travel between residences, services and jobs by walking, cycling or using public transportation; efficiently coordinating land use and transportation patterns that place of housing, employment, and services together and improve the viability of multi-modal transportation options in the area. Further, it would reduce the need for residents to commute across the river to receive medical services and employment, thereby reducing Vehicle Miles Traveled (VMT) and improving air quality.*

*Because the request would facilitate future expansion of the hospital on the subject site, it would promote efficient placement of employment and services in an established urban location near a designated Multi-Modal Corridor (Wyoming Blvd. NE). In a very general sense, this could contribute to improving the viability of multi-modal transportation options and not increasing VMT by keeping hospital and healthcare services on the east side of the City. The request generally furthers Policy 6.4.2-Air Quality\*.*

*\*Note: Carbon Monoxide (CO) is the only criteria air pollutant directly related to automobile emissions. Albuquerque/Bernalillo County has fulfilled its 20-year CO Maintenance Plan. CO is no longer an issue nationally, as it was in the 1970s-1990s, due to cleaner vehicle technologies and improved air quality modeling practices.*



Staff adds the following: *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 make future expansion of the hospital possible. This would generally encourage economic development consisting of additional services and a variety of stable jobs, which could contribute to improving quality of life for residents and fostering a robust and resilient economy. The request generally furthers Policy 8.1.2-Resilient Economy.*

***Integrated Development Ordinance (IDO) 6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments***

Requirements

The review and decision criteria outline policies and requirements for deciding zoning 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 zoning change justification letter analyzed here, received on June 24, 2020, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned MX-T (Mixed-Use Transition Zone District. The requested zoning is MX-H (Mixed Use, High Intensity Zone District). The reason for the request is so the existing hospital can be a permissive use in its zone and no longer subject to the limitations in 14-16-6-6(C), Expansion of Non-Conforming Use or Structure.

The applicant believes that the proposed zoning map amendment (zone change) meets the zoning change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in ***bold italic*** text.

- A. A proposed zone change must be found to be 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-summarized: The proposed zone change will contribute to the health, safety, and welfare of the City and the surrounding community by allowing critical medical services to continue. This zone change contributes to health, safety, and welfare by facilitating the*

*City's vision for sustainable growth patterns that directs growth inward within a designated Area of Change.*

- *Allowing the continued use of critical medical services within a centralized location so such serves are more equitably distributed throughout the City.*
- *Locating services in close proximity to housing, jobs and other commercial services minimizes resident's cross-river commutes, subsequently reduces Vehicle Miles Traveled (VMT), peak hour demands on the circulation system, etc. The request furthers various Comp Plan goals and policies.*

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them.

Applicable citations: *Goal 5.1-Centers and Corridors; Policy 5.1.2-Development Areas; Goal 5.2-Complete Communities; Policy 5.2.1-Land Uses; Goal 5.3-Efficient Development Patterns; Policy 5.3.1-Infill Development; Goal 5.6-City Development Areas; Policy 5.6.2-Areas of Change; Policy 6.4.2-Air Quality.*

Non-applicable citation: *Policy 6.1.3-Auto Demand.*

Citations added by Staff: *Policy 8.1.2 -Resilient Economy*

***The applicant's policy-based analysis demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Therefore, the request would be consistent with the City's health, safety, morals and general welfare.***

***The zone change to MX-H would allow the existing hospital to be a permissive use and would remove its non-conforming status, which would enable future expansion of greater than 25% of existing square footage if needed in the future. Future growth would occur in a designated Area of Change, in an established urban area near a Multi-Modal Corridor, which is also an infill area already served by infrastructure. Also, as the applicant points out, the request would help support the hospital continuing to function and serve the east side of the City and the growing Uptown Urban Center. The response to Criterion A is sufficient.***

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

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

*The subject property is wholly in an Area of Change, where the City desires and encourages more dense development.*

***The subject site is not located in an Area of Consistency; rather, it's in an Area of Change so Criterion B does not apply. The response to Criterion B is sufficient.***

- 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 (summarized): The subject site is located in an Area of Change, appropriate locations for more intense/dense development. The request fulfills various goals and policies related to promoting efficient development patterns that direct growth to maximize the existing infrastructure and provide more equitable access to critical services such as healthcare.*

*A hospital use is not permissive in the MX-T zone, so it is classified as a “nonconforming use”. As a non-conforming use, section 6-8(C)(3) Expansion of Nonconforming Use restricts the facility’s ability to expand. Particularly during the COVID-19 pandemic these restrictions could restrict the quality of healthcare that can be provided. The change to MX-H would be advantages to the community as it would make an established, critical healthcare service permissive and no longer non-conforming so the facility continue to operate and more importantly expand on the site without issues. A different zone district is therefore more advantages to the community and consistent with the intent for designated areas of change.*

***As demonstrated by the applicant’s policy-based analysis, a different zone district (MX-H) would be more advantageous to the community than the current zone district (MX-T). The request furthers applicable Goals and policies regarding land development patterns, development areas (Area of Change), infill, and economic development. The request would remove the non-conforming use status of the existing hospital, which would allow***

*the use to expand by more than 25% if needed in the future, to respond to healthcare needs of the community. 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 (summarized): The proposed Mixed-use High (MX-H) zoning is the lowest intensity zone that allows a hospital use without limiting overnight beds. The MX-H zone accommodates a range of retail and high-intensity commercial, residential, light industrial, and institutional uses. As a mixed use zone, the non- residential uses allowed were deemed appropriate to be collocated with residential uses to encourage development that brings goods, services, and amenities within walking and biking distance of neighborhoods and generates more complete communities.*

*In addition, the neighborhood protection standards of the IDO provide building height stepdown and buffering requirements when non-residential uses locate adjacent to low-density residential uses and will provide adequate mitigation to the more intense uses allowed in the proposed MX-H zone.*

Land Use Category	Allowable Land Uses	Potential Impact Discussion
Residential	Townhouse Life-work Multi-family Assisted living facility or nursing home Community res facility (small, medium, large) Group home (medium) Sorority or fraternity	The MX-H zone allows for a variety of medium to high density residential development such as multi-family, assisted living and community services such as residential facilities and group homes. The more intense uses in this lineup such as multi-family, community residential facilities, and group homes that are often found to be more noxious to surrounding properties have additional use specific standards that limit the number of similar uses within council areas or require a certain distance one another and require additional setbacks and/or buffering to mitigate potentially negative impacts.. Additionally, the IDO provides a robust set of neighborhood protection standards that requires automatic building setback and/or landscape buffers when non- residential uses are directly adjacent to low density residential uses to further mitigate any potentially harmful



Civic and Institutional	Adult or child day care facility Community center or library Elementary, middle, or high school Hospital Museum or art gallery Parks and open space Religious institution Sports field University or college Vocational school	A variety of civic and institutional uses such as parks, schools, churches, museums, libraries and hospitals are allowed within the MX-H. Generally civic uses being critical amenities to neighborhoods. The Hospital uses is likely the most impactful of the uses, but as Kaseman Hospital has existed on the subject site since 1969 this use has long been established and the use wouldn't generate additional impacts. In addition, Presbyterian is committed to being a good neighbor and working with the adjacent neighborhoods and property owners to address their concerns and make efforts to mitigate potential impacts to the greatest extent practicable as the site continues to evolve to meet healthcare service needs.
Commercial	Community garden Veterinary hospital Other pet services Bar Catering service Health club or gym Nightclub Residential community amenity Restaurant Tap room or tasting room Other indoor entertainment Hotel or motel Car wash	The MX-H zone allows a variety of commercial uses and personal services that were deemed appropriate for mixed use district where they could be directly collocated with residential uses. Uses in the lineup that are often found to be more noxious to surrounding properties, such as carwashes or vehicle fueling stations, have additional use-specific standards that either completely limit the use within a certain distance from low density residential development, limit their size, or require additional setbacks and/or buffering to mitigate potentially negative impacts. Additionally, the IDO provides a robust set of neighborhood protection standards that requires automatic building setback and/or landscape buffers when non-residential uses are directly adjacent to low density residential uses to further mitigate any potentially harmful impacts.

	<p>Light vehicle fueling station  Light vehicle repair Light vehicle sales and rental  Parking structure  Bank  Club or event facility Commercial services  Medical or dental clinic  Mortuary  Office  Personal and business services (small, large)  Research or testing facility  Self-storage  Adult retail  Bakery goods or confectionery shop  Farmers' market  General retail (small, medium)  Pawn shop  Grocery store  Liquor retail  Transit facility</p>	
<p>Industrial</p> <p><i>WTF= Wireless Telecommunication Facility</i></p>	<p>Artisan manufacturing Solar energy generation Utility, electric  Utility, other major  WTF Freestanding</p>	<p>Industrial uses within the MX-H zone are fairly limited, allowing mostly utility infrastructure and artisan manufacturing. Artisan manufacturing is define by the IDO as small-scale manufacturing often associated with artisans or craftsperson working with ceramic, clay, electronics, metal, paper, plastic, stone, textiles, wood, or similar materials either by hand or with minimal automation or technology, Further the use specific standards for this type of manufacturing restrict all activities must be conducted within a building, which would be limited to 10,000 square feet of gross floor area. This limited range of industrial uses and the additional restrictions on artisan manufacturing would adequately mitigate any potential impacts to nearby properties.</p>

*While the proposed zone change would allow all of the uses listed above, the applicant plans to continue operating the established medical uses and has no plans to sell the property. The organization is committed to being a good neighbor and will coordinate with adjacent properties and neighborhoods as the site continues to develop in order to adequately mitigate any impacts to the greatest extent practicable.*

*The requested MX-H (Mixed-Use-High Intensity Zone) includes several uses that the current MX-T (Mixed-Use Transition Zone District) does not. The table above is intended to list permissive uses in the MX-H zone. A couple were inadvertently left off: Auditorium or Theater and Residential Community Amenity.*

*It would have been acceptable, however, to list only the uses that are not allowed (and perhaps those conditionally allowed) in the current MX-T zone, but would become permissive with the proposed change to MX-H. The difference between the two zones (i.e.-what would become permissive and isn't now) is the crux of the discussion regarding potential harm to adjacent property, the neighborhood, or the community.*

*The uses allowed in the two zones are similar, with some notable differences: car wash, night club, personal business service (large), general retail (medium), adult retail, light vehicle fueling station, light vehicle sales and repair, light vehicle storage, grocery store, and pawn shop are not allowed in the MX-T zone but would become permissive with the proposed zone change to MX-H. These uses are considered higher intensity and less desirable next to lower-density residential uses. However, as the applicant points out, such uses are subject to the IDO's use specific standards that provide mitigation measures, such as extra buffering and building height step-down, to address the potential harm to adjacent property, the neighborhood and the community. The response to Criterion D is sufficient.*

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

*Applicant (summarized): The subject site is located within an established urban area that has adequate existing infrastructure and public improvements. The proposed zone change will correct the zoning so that the existing hospital use is no longer non-conforming. The applicant does not have plans to significantly expand the existing facility. If expansion occurs in the*

*future, the organization will work with the City to ensure infrastructure and/or public improvements proportional to any future requests are provided.*

***The applicant has addressed Requirements 1 and 3. The subject site is already served by existing infrastructure and may have adequate capacity to accommodate any future expansion made possible by the proposed zone change. If additional infrastructure capacity is needed, the applicant will be required to provide it and meet its obligations under the IDO. The response to Criterion E is sufficient.***

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

*The requested zone change is not based on the property's location on a major street, it is purely intended to correct the site zoning so that the existing hospital use is no longer designated as non-conforming.*

***The subject site is located on Constitution Ave. NE, a Major Collector, and is near Wyoming Blvd. NE, a Regional Principal Arterial. However, the applicant's justification is not completely based on the property's location along a major street, but is based on the request furthering a preponderance of applicable Comprehensive Plan Goals and policies. The response to Criterion F is sufficient.***

- G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

*The requested zone change is not based on the cost of land or economic considerations, again it is purely intended to correct the site zoning so that the existing hospital use is no longer designated as non-conforming.*

***Economic considerations are a factor, but the applicant's justification is not completely or predominantly based on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies. 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.



*A spot zone refers to singling out a small parcel of land for a use classification totally different from that of the surrounding area. The parcels surround the subject property are zoned a variety of mixed-use zones, ranging from MX-T to MX-M. This request seeks a zone change to MX-H, which is the only mixed-use zone district that allows a hospital use without limiting the number of overnight beds. While the proposed mixed-use zone is of a higher intensity than the mixed use districts that exist on surrounding properties, all of the districts fall within the mixed use zoning category, meaning that the request is not totally different from the surrounding area and therefore does not constitute a spot zone.*

*The proposed zone change clearly facilitates implementation of the Comp Plan by allowing more intense development to occur in a designated area of change. The request meets the conditions of criterion 3 above. The existing hospital facility, which has been located on the subject site since 1969, contains more than 20 overnight patient beds. This existing condition makes the existing facility on the premise unsuitable for the uses allowed in any adjacent zone district as MX-T doesn't allow Hospital uses and MX-M restricts hospital uses to no more than 20 overnight beds. The proposed zone change is requesting MX-H because it is the only zone district that would make the existing hospital conforming.*

*Staff does not agree with the applicant's reasoning in the first paragraph. The MX-H zone would be a different zoning classification from all surrounding zones in the area (MX-T, MX-L, MX-M, and R-ML). The applicant's argument that these are mixed use zones, so therefore do not differ significantly, overlooks the fact that the zones have distinct purposes and that permissive uses vary in each zone. Staff finds that the request would create a spot zone since it pertains to a single premise and the zoning district requested would differ from surrounding zoning districts.*

*In the second paragraph, the applicant states that the request would clearly facilitate realization of the Comprehensive Plan and chooses item #3: the nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district. The existing hospital has more than 20 overnight beds and the adjacent zone districts (MX-M and MX-T) do not allow the existing use. The demonstration of clearly facilitates the Comp Plan is provided in the response to Criterion A. The response to Criterion H is sufficient.*

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

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

City departments and other interested agencies reviewed this application. Few agency comments were received. Long Range Planning Staff note that a zone change is an appropriate remedy to allow this use going forward and allow future expansion of the hospital. The rezoning supports Comp Plan policies and would create better regulatory alignment.

Transportation Development, the Parks Department, Albuquerque Public Schools (APS), and PNM reviewed the request but have no comments. Agency comments begin on p.18.

***Neighborhood/Public***

The Snow Heights Neighborhood Association (NA) and the District 7 Coalition were required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified as required (see attachments).

A pre-application neighborhood meeting and a neighborhood meeting were offered as required, but were not requested. As of this writing, Staff has not received any correspondence or phone calls regarding the request and is not aware of any opposition.

***IV. CONCLUSION***

The request is for a zoning map amendment (zone change) for an approximately 19 acre site located on Constitution Ave. NE, just west of Wyoming Blvd. NE (8300 Constitution Ave. NE- the “subject site”). The subject site contains an existing hospital.

The subject site is zoned MX-T, a zone designation received upon effective date of the IDO. The subject site was formerly zoned O-1 and had operated under this zoning for many years. The existing hospital is a non-conforming use in the MX-T zone and is subject to the limitations on expansion in IDO 14-16-6-6(C)(3).

The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity zone district). MX-H is the first zone that permissively allows a hospital with more than 20 overnight beds and ambulance service. The zone change would allow the hospital to expand by more than 25% of approved square footage in the future, if needed and approved by the ZHE.

The zoning map amendment has been adequately justified pursuant to the IDO Review and Decision criteria for zone changes based upon the proposed zone district being more advantageous to the community than the current zoning.

The affected neighborhood organizations are the Snow Heights Neighborhood Association (NA) and the District 7 Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not received any correspondence or phone calls and is not aware of any opposition.

Staff recommends approval.

***FINDINGS - RZ-2020-00012, July 09, 2020- Zoning Map Amendment (Zone Change)***

1. The request is for a zoning map amendment (zone change) for an approximately 19 acre site legally described as Tract 1, Replat of Tracts E, F, and A, East End Addition, located south of Constitution Ave. NE, and bounded by Constitution Pl. NE on the west and Wyoming Blvd. NE on the east (8300 Constitution Ave. NE, the “subject site”).
2. The subject site is zoned MX-T, a zone designation received upon effective date of the Integrated Development Ordinance (IDO) and based on application of the zone conversion rules adopted by the City Council. The subject site was formerly zoned O-1 and had operated under this zoning and served the community for many years.
3. The subject site contains an existing hospital, which is a non-conforming use in the MX-T zone. Generally non-conforming uses are not intended to expand, though limited expansion is allowed within the parameters specified in IDO 14-16-6-6(C)(3) and if approved by the Zoning Hearing Examiner (ZHE).
4. The applicant is requesting a zoning change to MX-H (Mixed Use-High Intensity zone district), which is the first zone that permissively allows a hospital with more than 20 overnight beds and ambulance service. The zone change would allow the hospital to expand in the future, by more than 25% of approved square footage, if needed and approved by the ZHE.
5. The subject site is in an area that the Comprehensive Plan has designated an Area of Change. Wyoming Boulevard is a designated Major Transit Corridor.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request generally furthers the following Goal and policy regarding Development Areas (Chapter 5-Land Use):
  - A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in a designated Area of Change and the surrounding, established neighborhoods and offices to the north, west, and south are in designated Areas of Consistency. The request would enable future expansion to be accommodated on the subject site, which would encourage and direct future growth to an Area of Change as desired.
  - B. Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change and near a designated Major Transit Corridor, where the Comprehensive Plan intends and encourages change. The request would generally direct any future growth of the hospital to the subject site, which contains an existing hospital campus, while directing it away from the surrounding Areas of Consistency.

8. The request generally furthers the following Goal and policy regarding Centers and Corridors (Chapter 5-Land Use):

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

The request would make the existing hospital a permissive use, and therefore be able to expand in the future in excess of 25% of its existing square footage, if needed and approved by the ZHE. The subject site is not located in a designated Activity Center or along the Multi-Modal Corridor (Wyoming Blvd.). However, the applicant owns two of the three lots fronting Wyoming Blvd. and they are a part of the larger hospital campus. Therefore, any future growth would generally support, and be supported by, the designated Multi-Modal corridor where growth is desired.

- 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.

Though not in a designated Center or along a Corridor, the subject site is in a designated Area of Change where growth is generally desired. Any future expansion made possible by the request would be directed to the subject site and away from the less dense and smaller-scale development around it, thereby supporting the maintenance of appropriate density and scale of development in the Areas of Consistency nearby that are intended to be more stable.

9. The request generally furthers the following Goal and policies regarding development patterns (Chapter 5-Land Use):

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

The subject site is located in an established urban area that that has been developed since the 1960s and is well-served by existing infrastructure and public facilities. The request would enable the existing hospital to expand in place and would generally support the public good by providing more medical services in an established area of the City.

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

The request would make the hospital a permissive use, which would allow for expansion in excess of 25% of its existing square footage, as needed in the future. The subject site is



already served by existing infrastructure and public facilities. Any growth would be considered infill development due to the subject site's location in an established urban area.

10. The request generally furthers the following Goal and policies regarding communities (Chapter 5-Land Use):

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

The request would enable the continued existence, and potential future expansion, of the existing hospital, which would foster a community where residents can live, work, learn, shop, and play together. The hospital and the services it provides have served this quadrant of the City for many years in terms of providing opportunities to work and learn. Housing, shopping, and recreational opportunities are nearby and part of this well-established community.

B. 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 contributes to creating and supporting a healthy, sustainable community with a mix of uses because it would facilitate future growth and expansion of the existing hospital use, the presence of which has characterized the community in the area for many years. Additional services would be conveniently accessible from surrounding neighborhoods by transit users, pedestrians, and bicyclists due to proximity and the Major Transit Corridor nearby.

11. The request generally furthers the following policy from Comprehensive Plan Chapter 6-Transportation:

Policy 6.4.2 –Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.

Because the request would facilitate future expansion of the hospital on the subject site, it would promote efficient placement of employment and services in an established urban location near a designated Multi-Modal Corridor (Wyoming Blvd. NE). In a very general sense, this could contribute to improving the viability of multi-modal transportation options and not increasing VMT by keeping hospital and healthcare services on the east side of the City.

12. The request generally furthers the following policy from Comprehensive Plan 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 make future expansion of the hospital possible. This would generally encourage economic development consisting of additional services and a variety of stable jobs,

which could contribute to improving quality of life for residents and fostering a robust and resilient economy.

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

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in a policy-based response, that the request furthers applicable Goals and policies regarding land development patterns, development areas (Area of Change), and infill development. Therefore, the request would be consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.
- C. Criterion C: As demonstrated by the applicant's policy-based analysis, a different zone district (MX-H) would be more advantageous to the community than the current zone district (MX-T). The request furthers applicable Comprehensive Plan Goals and policies and would remove the non-conforming status of the existing hospital, which would allow the use to expand in the future to respond to healthcare needs of the community.
- D. Criterion D: The uses allowed in the two zones are similar, with some notable differences: car wash, night club, personal business service (large), general retail (medium), adult retail, light vehicle fueling station, light vehicle sales and repair, light vehicle storage, grocery store, and pawn shop are not allowed in the MX-T zone but would become permissive with the proposed zone change to MX-H. These uses are considered higher intensity and less desirable next to lower-density residential uses. However, such uses are subject to the IDO's use specific standards that provide mitigation measures, such as extra buffering and building height step-down, to address the potential harm to adjacent property, the neighborhood and the community.
- E. Criterion E: The subject site is already served by existing infrastructure and may have adequate capacity to accommodate any future expansion made possible by the proposed zone change (Requirement 1). If additional infrastructure capacity is needed, the applicant will be required to provide it and meet its obligations under the IDO (Requirement 3).
- F. Criterion F: The subject site is located on Constitution Ave. NE, a Major Collector, and is near Wyoming Blvd. NE, a Regional Principal Arterial. However, the applicant's justification is not completely based on the property's location along a major street, but is based on the request furthering a preponderance of applicable Comprehensive Plan Goals and policies.

- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies.
- H. Criterion H: The request would create a spot zone since it pertains to a single premise and the zoning district requested would differ from surrounding zoning districts. However, the request would clearly facilitate realization of the Comprehensive Plan, as shown in the response to Criterion A, and the nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district. The existing hospital has more than 20 overnight beds and offers ambulance service, and the adjacent zone districts (MX-M and MX-T) do not allow the existing use.
14. The applicant's policy analysis adequately demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
15. The affected neighborhood organizations are the Snow Heights Neighborhood Association (NA) and the District 7 Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not received any correspondence or phone calls and is not aware of any opposition.

***RECOMMENDATION - RZ-2020-00012, July 09, 2020***

**APPROVAL of Project #: 2020-003861, Case #: 2020-00012, a zone change from MX-T to MX-H, for Tract 1, Replat of Tracts E, F, and A, East End Addition, an approximately 19 acre site located south of Constitution Ave. NE, with Constitution Pl. NE on the west and Wyoming Blvd. NE on the east (8300 Constitution Ave. NE), based on the preceding Findings.**

---

*Catalina Lehner*

**Catalina Lehner, AICP  
Senior Planner**

Notice of Decision cc list:

Snow Heights NA, Laura Garcia, [laurasmigi@aol.com](mailto:laurasmigi@aol.com)

Snow Heights NA, Julie Nielsen, [bjdniels@msn.com](mailto:bjdniels@msn.com)

District 7 Coalition of NA, Lynne Martin, [lmartin900@aol.com](mailto:lmartin900@aol.com)

District 7 Coalition of NA, David Haughwout, [davidh.d7@comcast.net](mailto:davidh.d7@comcast.net)

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

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

#### ***Long Range Planning***

The current zoning (MX-T) does not allow for hospital use. It is unclear how the existing hospital was built when it appears that the zoning never allowed for a hospital in this location. Regardless of the use's legal status, a zone change is an appropriate remedy to allow this use going forward and allow future expansion of the hospital.

The requested zone change would raise the intensity of allowable uses above neighboring parcels; however, MX-H is the lowest intensity zone district that allows a hospital at the scale of the current use. The request to change this parcel's zoning from MX-T to MX-H does not present concerns in terms of allowable uses, aligns with Comp Plan goals, and would benefit the community from both a health and economic development standpoint. It supports Comp Plan policies regarding Vehicle Miles Traveled, improving air quality, and equitable access to services. Lastly, approving the rezoning request would represent a step toward actions listed in the Comp Plan and create better regulatory alignment.

### ***CITY ENGINEER***

#### ***Transportation Development***

No objection to the request.

#### ***Hydrology Development***

#### ***New Mexico Department of Transportation (NMDOT)***

NMDOT does not have any comments at this time.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

#### ***Traffic Engineering Operations (Department of Municipal Development)***

#### ***Street Maintenance (Department of Municipal Development)***

**RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:** none

### ***WATER UTILITY AUTHORITY***

#### ***Utility Services***

### ***ENVIRONMENTAL HEALTH DEPARTMENT***

**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

Reviewed. No objection to requested Zone Change.

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division-** No Comment

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

No adverse comments.

**ALBUQUERQUE PUBLIC SCHOOLS**

No adverse impacts.

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

PNM has no comments on this application.



Looking South from Constitution Ave. NE, at the NE portion of the subject site.



Looking South from Constitution Ave. NE, at the NW portion of the subject site.

Looking NW at the subject site, from Constitution Pl. NE, at the site's southern side.





Looking E, down Constitution Pl. NE, at the subject site's southern side.

Looking West at the buildings between Wyoming Blvd. NE and the subject site.



Looking SW at the hospital and clinical buildings while standing on the subject site.

## HISTORY

Please refer to the History section of the Staff report.

## ZONING

Please refer to IDO Section 14-16-2-4(A) for the MX-T Zone District and IDIO  
Section 14-16-2-4(D) for the MX-H Zone District

## APPLICANT INFORMATION



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

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

### APPLICATION INFORMATION

Applicant: <b>Will Gleason, Dekker Perich Sabatini</b>		Phone: <b>505.273.1111</b>
Address: <b>8300 Constitution Ave NE, Albuquerque, NM 87109</b>		Email: <b>willgleason@willgleason.com</b>
City: <b>Albuquerque</b>	State: <b>NT</b>	Zip: <b>87109</b>
Professional/Agent (if any): <b>Will Gleason, Dekker Perich Sabatini</b>		Phone: <b>505.273.1111</b>
Address: <b>8300 Constitution Ave NE, Albuquerque, NM 87109</b>		Email: <b>willgleason@willgleason.com</b>
City: <b>Albuquerque</b>	State: <b>NT</b>	Zip: <b>87109</b>
Proprietary Interest in Site:	List all owners:	

### BRIEF DESCRIPTION OF REQUEST

**Request for a Zoning Map Amendment to change the zoning from MX-H to MX-T for the property located at 8300 Constitution Ave NE, Albuquerque, NM 87109.**

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

Lot or Tract No.: <b>TRACT 1 REPLAT OF TRS E F &amp; A EAST END ADD CONT 18.895 ACRES</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>J-19</b>	Existing Zoning: <b>MX-T</b>	Proposed Zoning: <b>MX-H</b>
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): <b>18.895</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>8300 CONSTITUTION AVE</b>	Between: <b>Wyoming</b>	and: <b>Constitution Place</b>
---	-------------------------	--------------------------------

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

--

Signature: <b>Will Gleason</b>	Date: <b>5.27.20</b>
Printed Name: <b>Will Gleason</b>	<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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

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

- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- 02 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- 03 Letter of authorization from the property owner if application is submitted by an agent
- 04 Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)
- 05 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**

- 06 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- 07 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
- 08 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
- 09 Sign Posting Agreement

☐ **ANNEXATION OF LAND**


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

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

Signature:  Date: 5.28.20

Printed Name: Will Gleason ☐ Applicant or ☒ Agent

**FOR OFFICIAL USE ONLY**

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		





Presbyterian Healthcare Services  
P.O. Box 26666  
Albuquerque, NM 87125-6666  
(505) 841-1234  
[www.phs.org](http://www.phs.org)

May 27, 2020

Dan Serrano,  
EPC Chair  
City of Albuquerque Planning Department  
600 Second Street NW | Albuquerque, NM 87102

**RE: Kaseman Hospital  
EPC Zone Map Amendment  
8300 Constitution Ave NE Albuquerque, NM 87110**

Dear Mr. Serrano:

This letter authorizes Dekker/Perich/Sabatini LLC and Bohannon Huston Inc. to represent Presbyterian Healthcare Services with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the city of Albuquerque for Kaseman Hospital. This letter authorizes Dekker/Perich/Sabatini LLC and Bohannon Huston Inc. to act as Presbyterian Healthcare Services' agent as necessary with the permitting and associated approval processes required for the proposed facilities on the property referenced above.

Please contact me at 563-6641 if there are any questions.

Sincerely,

  
James R. Jeppson  
VP Real Estate and Construction

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

**APPLICANT:** Presbyterian Healthcare Services **DATE OF REQUEST:** 05 / 27 / 20 **ZONE ATLAS PAGE(S):** J-19  
Will Gleason, DPS, Agent

**CURRENT:** **LEGAL DESCRIPTION:** TRACT 1 REPLAT OF TRS E F & A EAST END  
ADD CONT 18.895 ACRES  
**ZONING** MX-T **LOT OR TRACT #**                      **BLOCK #**                       
**PARCEL SIZE (AC/SQ. FT.)** 18.895 **SUBDIVISION NAME** Kaseman Hospital

**REQUESTED CITY ACTION(S):**

**ANNEXATION** [ ] **SITE DEVELOPMENT PLAN:**  
**ZONE CHANGE** [☒]: From MX-T To MX-H **SUBDIVISION\*** [ ] **AMENDMENT** [ ]  
**SECTOR, AREA, FAC, COMP PLAN** [ ] **BUILDING PERMIT** [ ] **ACCESS PERMIT** [ ]  
**AMENDMENT (Map/Text)** [ ] **BUILDING PURPOSES** [ ] **OTHER** [ ]  
\*includes platting actions

**PROPOSED DEVELOPMENT:**

**NO CONSTRUCTION/DEVELOPMENT** [X] **# OF UNITS:**                       
**NEW CONSTRUCTION** [ ] **BUILDING SIZE:**                      (sq. ft.)  
**EXPANSION OF EXISTING DEVELOPMENT** [ ]

**GENERAL DESCRIPTION OF ACTION:**

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

**APPLICANT OR REPRESENTATIVE**  **DATE** 5.27.20

(To be signed upon completion of processing by the Traffic Engineer)

**Planning Department, Development & Building Services Division, Transportation Development Section -**  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [☒] **BORDERLINE** [ ]

**THRESHOLDS MET?** YES [ ] NO [☒] **MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:** [ ]  
**Notes:**

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

  
**TRAFFIC ENGINEER**

05/27/20  
**DATE**

Required **TIS must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

**TIS** **-SUBMITTED**     /    /     **TRAFFIC ENGINEER**                                      **DATE**                       
**-FINALIZED**     /    /    

Revised January 20, 2011

June 24, 2020

Dan Serrano  
EPC Chair  
City of Albuquerque Planning Department  
600 Second Street NW | Albuquerque, NM 87102

**RE: Kaseman Hospital  
EPC Zone Map Amendment  
8300 Constitution Ave NE Albuquerque, NM 87110**

Dear Mr. Serrano:

Presbyterian Healthcare Services, owners of the subject property, is seeking a Zone Map Amendment from MX-T to MX-H to permissively allow the existing Kaseman Hospital facility. The approximately 19 acre subject property is located at 8300 Constitution and is bounded by Constitution Ave to the north, I-40 to the south, Constitution Place to the west and Wyoming to the east. As the site is located wholly within an Area of Change and less than 20 acres in size it meets the criteria of section 6-7(F)(1)(a) for an Zone Map Amendment EPC.

Kaseman Hospital is a satellite medical campus within the Presbyterian network that provides a wide range of medical care, including a wide range of surgical services, adult medical specialties, cancer care, rehabilitation, and an emergency department. Laboratory and radiology services are also available on-site.

Kaseman Hospital has been located on the subject site since 1969. It does not appear that the site has ever been appropriately zoned for the established hospital use. Prior to the adoption of the IDO, the site was zoned O-1 Office and Institution Zone under the City's Comprehensive Zoning Ordinance, a zoning designation which also did not permit hospital uses. The adoption of the IDO and the associated zoning conversions process that occurred in 2018, utilized a process that matched permissive uses in the old zones to the closest set of uses in one of the new IDO zones. The closest match for Kaseman's former O-1 designation was Mixed Use Transition (MX-T), to which the site was converted.

Kaseman is classified as a Hospital use within the IDO. A hospital use is not permissive within the MX-T zone. Kaseman is therefore classified as a "nonconforming use" within the IDO or a "use of a structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began". As a non-conforming use, Section 6-8(C)(3) Expansion of Nonconforming Use restricts the facility's ability to expand. Particularly during these unprecedented times of the COVID-19 pandemic these restrictions limiting the ability to expand the operations of an existing hospital could potentially impact the quality of healthcare that can be provided by the state's largest healthcare provider. The property would have been eligible for a city sponsored conversion under the Nonconforming Use criterion to address existing uses made nonconforming by the IDO or mismatches of land use and zoning that pre-existed the IDO. But that limited window of time to take advantage of the city sponsored has expired and this independent Zone Map Amendment request is intended to correct the long-standing zoning error. The proposed Zone Map Amendment to Mixed-Use High (MX-H) is the lowest intensity zone district that permissively allows a hospital use without restricting the number of overnight beds. As the existing hospital currently has

more than 20 overnight beds, MX-H s is the best option to allow the existing hospital use to continue with the appropriate zoning designation. .

The following section outlines how the proposed amendment complies with the Review and Decision Criteria for a Zone Map Amendment – EPC per section 6-7(F)(3) of the IDO. Criteria are in bold text while responses are in italics.

**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.**

*The proposed zone change will contribute to the health, safety, and welfare of the City and the surrounding community by allowing critical medical services to continue in close proximity to a major Urban Center – Uptown. This zone change especially contributes to health, safety, and welfare by:*

- *Facilitating the City’s vision for sustainable growth patterns that directs growth inward toward within a designated Area of Change or areas meant to capture more dense development and in close proximity to a designated Urban Center.*
- *Allowing the continued use of critical medical services within a centralized location so such serves are more equitably distributed throughout the City, ensuring that all residents and neighborhoods have equal access to services and amenities over time.*
- *Locating services in close proximity to housing, jobs and other commercial services minimizes resident’s cross-river commutes, subsequently reducing the Vehicle Miles Traveled (VMT), peak hour demands on the circulation system, vehicle emissions and improving air quality. Locating new employment opportunities near existing transit services will also be helpful in reducing vehicular traffic.*

**a) The request furthers various Comp Plan goals /policies including: Goal 5.1: Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.**

*The proposed zone change allows an established medical use to continue and expand along a major corridor, Wyoming Blvd., which is well served by transit to ensure that people can reach these services through a variety of transportation modes, thereby creating more equitable access to critical healthcare services.*

**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.**

*Directing more intense healthcare uses into a long established medical campus within a designated Area of Change ensures higher density / intensity of development is absorbed in areas deemed appropriate by the city, thereby protecting the stability, density and scale of established residential neighborhoods or Areas of Consistency.*

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

*The Comp Plan describes complete communities as those where residents can live, work, and play. Land Uses within complete communities are to “create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods” (policy 5.2.1). This zone change would allow healthcare services and high paying employment opportunities to continue to be located along a major corridor, Wyoming Blvd., conveniently accessible to surrounding neighborhoods*

**d) Goal 5.3 Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.**

*Allowing an established hospital to remain on an urban site within the municipal boundary and along a corridor like Wyoming, will promote City goals for development that maximizes the utility of existing infrastructure and the efficient use of land to support the public good by providing more equitable distribution of healthcare services throughout the various quadrants of the City.*

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

*Removing the non-conforming designation will allow future Infill of critical healthcare services into an established medical campus with existing city infrastructure that can be easily served by transit to leverage public and private investments.*

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

*The subject site is wholly within an Area of Change, or areas where the Com Plan encourages more dense/intense development for uses such as Hospitals. Granting the zone change to a more intense zone that would permissively allow the established hospital use to a location where it is expected and desired will ensure the stability and character of Areas of Consistency, i.e. residential neighborhoods.*

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

*The subject site is located within a designated Area of Change, identified by the Comp Plan as an appropriate location for the development of higher density and intensity growth that can be supported by multi-modal transportation (Com Plan, pg. 5-23). The intent of these areas is specifically to focus on “new urban-scale development that benefit job creation and expanded housing options” so that additional residents, services, and jobs can be accommodated in locations ready for new development (Com Plan, pg. 5-23). This request allows established healthcare services to remain and potentially expand within a designated Area of Change, areas where higher density and intensity development is desired / encouraged and best served with*

transit and other infrastructure. Allowing healthcare services within these areas, ensures equitable access to healthcare services and encourages development that expands well-paying employment opportunities that are easily accessed by a variety of travel modes.

**h) POLICY 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.**

*This request would allow critical medical services to continue along corridors that are well served by transit. Locating these services and well-paying jobs near existing housing concentrations enables residents to easily travel between them by walking, cycling or use of public transportation, reducing the need for automobile travel on the circulation system during peak hours.*

**i) Policy 6.4.2 Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.**

*If granted, this request would encourage healthcare services to continue and expand as necessary on an established medical campus within an Area of Change- areas deemed appropriate for a higher intensity and density of uses and development patterns. Concentrating services and well-paying jobs in close proximity to high concentrations of established housing will further contribute to creation of urban environments that facilitate travel by alternative transportation by enabling people to travel between residences, services and jobs by walking, cycling or using public transportation; efficiently coordinating land use and transportation patterns that place of housing, employment, and services together and improve the viability of multi-modal transportation options in the area. Further, it would reduce the need for residents to commute across the river to receive medical services and employment, thereby reducing Vehicle Miles Traveled (VMT) and improving air quality.*

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



*The subject site is wholly in an Area of Change. According to the Comp Plan, Areas of Change are areas where the City desires and encourages more dense development.*

**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).**

*The subject site is located wholly within an Area of Change, those found by the Comp Plan as appropriate locations for more intense/dense development. Zone changes to more intense uses are encouraged within the Comp Plan and fulfill the various goals and policies related to promoting efficient development patterns that directing growth, particularly on site along corridors as this site is, to maximize the existing infrastructure and provide more equitable access to critical services such as healthcare.*

*As a hospital use is not permissive within the MX-T zone, Kaseman is therefore classified as a “nonconforming use” within the IDO or a “use of a structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began”. As a non-conforming use, section 6-8(C)(3) Expansion of Nonconforming Use of the restricts the facility’s ability to expand. Particularly during these unprecedented times of the COVID-19 pandemic these restrictions, limiting the expansion of an existing hospital restricts the quality of healthcare that can be provided by the state’s largest healthcare provider. A Zone Map Amendment changes the site zoning to MX-H would be advantages to the community as it would make an established, critical healthcare service permissive and no longer non-conforming so the facility continue to operate and more importantly expand on the site without issues. A different zone district is therefore found to be more advantages to the community and consistent with the intent for designated areas of change.*

**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.**

*The proposed Mixed-use High (MX-H) zoning designation is the lowest intensity zone within the IDO that permissively allows a hospital use without limiting the overnight beds. The MX-H zone district accommodates a range of retail and high-intensity commercial, residential, light industrial, and institutional uses, , which are outlined in more detail in the table below. As a mixed use zone, the non-residential uses allowed within the zone were deemed appropriate to be collocated with residential uses in order to bring encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and generates more complete communities. In*



*addition, the robust of neighborhood protection standards of the IDO provide automatic building height stepdown and buffering requirements when non-residential uses located adjacent to low-density residential uses and district that will provide adequate mitigation to the more intense uses allowed within the proposed MX-H zone.*

Land Use Category	Allowable Land Uses	Potential Impact Discussion
Residential	Townhouse Life-work Multi-family Assisted living facility or nursing home Community res facility (small, medium, large) Group home (medium) Sorority or fraternity	The MX-H zone allows for a variety of medium to high density residential development such as multi-family, assisted living and community services such as residential facilities and group homes. The more intense uses in this lineup such as multi-family, community residential facilities, and group homes that are often found to be more noxious to surrounding properties have additional use specific standards that limit the number of similar uses within council areas or require a certain distance one another and require additional setbacks and/or buffering to mitigate potentially negative impacts.. Additionally, the IDO provides a robust set of neighborhood protection standards that requires automatic building setback and/or landscape buffers when non-residential uses are directly adjacent to low density residential uses to further mitigate any potentially harmful impacts.
Civic and Institutional	Adult or child day care facility Community center or library Elementary, middle, or high school Hospital Museum or art gallery Parks and open space Religious institution Sports field University or college Vocational school	A variety of civic and institutional uses such as parks, schools, churches, museums, libraries and hospitals are allowed within the MX-H. Generally civic uses being critical amenities to neighborhoods. The Hospital uses is likely the most impactful of the uses, but as Kaseman Hospital has existed on the subject site since 1969 this use has long been established and the use wouldn't generate additional impacts. In addition, Presbyterian is committed to being a good neighbor and working with the adjacent neighborhoods and property owners to address their concerns and make efforts to mitigate potential impacts to the greatest extent practicable as the site continues to evolve to meet healthcare service needs.
Commercial	Community garden Veterinary hospital Other pet services Bar Catering service Health club or gym Nightclub Residential community amenity Restaurant Tap room or tasting room Other indoor entertainment Hotel or motel Car wash	The MX-H zone allows are variety of commercial uses and personal services that were deemed appropriate for mixed use district where they could be directly collocated with residential uses. Uses in the lineup that are often found to be more noxious to surrounding properties, such as carwashes or vehicle fueling stations, have additional use specific standards that either completely limit the use within a certain distance from low density residential development, limit their size, or require additional setbacks and/or buffering to mitigate potentially negative impacts.. Additionally, the IDO provides a robust set of neighborhood protection standards that requires automatic building setback and/or landscape buffers when non-residential uses are directly adjacent to low density residential uses to further mitigate any potentially harmful impacts.

	Light vehicle fueling station Light vehicle repair Light vehicle sales and rental Parking structure Bank Club or event facility Commercial services Medical or dental clinic Mortuary Office Personal and business services (small, large) Research or testing facility Self-storage Adult retail Bakery goods or confectionery shop Farmers' market General retail (small, medium) Pawn shop Grocery store Liquor retail Transit facility	
Industrial  WTF= Wireless Telecommunication Facility	Artisan manufacturing Solar energy generation Utility, electric Utility, other major WTF Freestanding	Industrial uses within the MX-H zone are fairly limited, allowing mostly utility infrastructure and artisan manufacturing. Artisan manufacturing is define by the IDO as small-scale manufacturing often associated with artisans or craftsperson working with ceramic, clay, electronics, metal, paper, plastic, stone, textiles, wood, or similar materials either by hand or with minimal automation or technology. Further the use specific standards for this type of manufacturing restrict all activities must be conducted within a building, which would be limited to 10,000 square feet of gross floor area. This limited range of industrial uses and the additional restrictions on artisan manufacturing would adequately mitigate any potential impacts to nearby properties.

*While the proposed zone change would allow all of the uses listed above, Presbyterian plans to continue operating the established medical uses on site and has no plans to sell the property. The organization is committed to being a good neighbor and will coordinate with adjacent properties and neighborhoods as the site continues to develop in order to adequately mitigate any impacts to the greatest extent practicable.*

**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 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.

*The subject site is located within an established urban area that has adequate existing infrastructure and public improvements. The proposed zone change to MX-H will correct the site zoning so that the existing hospital use is no longer considered non-conforming. Presbyterian does not have plans to significantly expand the existing facility at this time. If expansion occurs in the future, the organization will work with the City to ensure infrastructure and/or public improvements proportional to any future requests are provided.*

**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.**

*The requested zone change is not based on the property's location on a major street, it is purely intended to correct the site zoning so that the existing hospital use is no longer designated as non-conforming.*

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

*The requested zone change is not based on the cost of land or economic considerations, again it is purely intended to correct the site zoning so that the existing hospital use is no longer designated as non-conforming.*

**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.

*A spot zone refers to the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area. The parcels surround the subject property are zoned a variety of mixed-use zones, ranging from MX-T to MX-M. This request seeks a zone change to MX-H, which is the only mixed-use zone district that allows a hospital use without limiting the number of overnight beds. While the proposed mixed-use zone is of a higher intensity than the mixed use districts that exist on surrounding properties, all of the districts fall within the mixed use zoning category,*

*meaning that the request is not totally different from the surrounding area and therefore does not constitute a spot zone.*

*The proposed zone change clearly facilitates the implementation of the Comp Plan by allowing more intense development to occur within a designated area of change. The request meets the conditions of criterion 3 above. The existing hospital facility, which has been located on the subject site since 1969, contains more than 20 overnight patient beds. This existing condition makes the existing facility on the premise unsuitable for the uses allowed in any adjacent zone district as MX-T doesn't allow Hospital uses and MX-M restricts hospital uses to no more than 20 overnight beds. The proposed zone change is requesting MX-H because it is the only mixed use zone district that would make the existing hospital facility conforming.*

Based upon the rationale presented in this letter, we respectfully request approval of the proposed Zone Map Amendment so that the existing Kaseman hospital is no longer classified as a non-conforming use. Upon completion, we feel that this project will contribute to the goals and growth policies of the Comprehensive Plan and ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community. If you have any questions or need clarification of anything contained herein, please contact John Laur or me at 761-9700.

Sincerely,



William Gleason, AICP  
Principal, Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services

***Attachments: Illustrative Site Plan***

## STAFF INFORMATION

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>20-012</u>	Received By: <u>Diego Enell</u>	Date: <u>1-22-2020</u>
APPOINTMENT DATE & TIME: <u>Tuesday, January 28, 2020 @ 3:00 PM</u>		

Applicant Name: Will Gleason Phone#: 505-761-9700 Email: willg@dpsdesign.org

### PROJECT INFORMATION:

**For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.**

Size of Site: 18.895 Existing Zoning: MX-T Proposed Zoning: MX-H or PD?

Previous case number(s) for this site: ZA-00-125, ZA-01-172, ZA-73-107, ZA-78-245, ZA-80-229, ZA-83-116, ZA-85-36

Applicable Overlays or Mapped Areas: NA

Residential – Type and No. of Units: NA

Non-residential – Estimated building square footage: approx. 433,308 s.f. No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: \_\_\_\_\_

### LOCATION OF REQUEST:

Physical Address: 8300 CONSTITUTION AVE NE Zone Atlas Page (Please identify subject site on the map and attach) J19

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Rezone to a zone district that permissively allows a hospital and a site plan approval for a approximately 5,000 sq. ft.  
addition.

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

Discuss pros and cons of potential zone districts for the zone change- anticipating either MX-H or PD.

Can the zone change and site plan approval be taken through concurrently?



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-012 Date: 28 Jan 2020 Time: 3:00pm

Address: \_\_\_\_\_

**AGENCY REPRESENTATIVES AT MEETING:**

Planning: Russell Brito

Code Enforcement: \_\_\_\_\_

Fire Marshall: \_\_\_\_\_

Transportation: Mojgan Mandaandar

Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

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

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

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

REQUEST: Zoning Map Amendment to MX-T

**SITE INFORMATION:**

Zone: MX-T

Size: \_\_\_\_\_

Use: \_\_\_\_\_

Overlay Zone: \_\_\_\_\_

Comp Plan Area Of: \_\_\_\_\_

Comp Plan Corridor: \_\_\_\_\_

Comp Plan Center: \_\_\_\_\_

MPOS or Sensitive Lands: \_\_\_\_\_

Parking: \_\_\_\_\_

MR Area: \_\_\_\_\_

Landscaping: \_\_\_\_\_

Street Trees: \_\_\_\_\_

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

Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

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

**PROCESS:**

Type of Action: Zoning Map Amendment

Review and Approval Body: EPC

Is this PRT a requirement? Yes



- "Main" campus is less than 20 acres  
- EPC authority for Area of Change
- Zoning Map Amendment may be accompanied by a site plan, but requires special permission from the Planning Director
- Any site more than 5 acres: Site Plan-DPR

June 15, 2020

TO: Will Gleason, Jessica Lawlis, Anthony Santi- D/P/S  
FROM: Catalina Lehner, Senior Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3935  
RE: **Project #2020-003861, RZ-2020-00012, Presbyterian Kaseman Zone Change**

---

I've completed a first review of this request, including the justification letter for the proposed zone map amendment (zone change). I have some questions and some suggestions that will help clarify and strengthen the justification. Please provide the following:

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

**12 pm on Wednesday, June 24, 2020.**

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. Because the hospital was made non-conforming by adoption of the IDO, it could have qualified for a free zone conversion under Conversion Rule #1- Non-conforming use. Was the applicant aware of this? Or is there another reason this didn't happen? btw- I'm also curious as to why the subject site wasn't given the zoning to accommodate a hospital. I will check in with some colleagues.

2) Project Letter:

*Note: I use the term "project letter" to refer to the explanation about the project that occurs before the discussion of the zone change criteria. Sometimes these are separate documents and sometimes they are not.*

- A. This historical context is helpful, but it should be in the project letter. Paragraph 2 on p. 1 starts the history discussion, and needs to go in depth here- not in the justification letter (more explanation later). Please revise the project letter accordingly.
- B. If Kaseman hospital started up in 1969, it would have been zoned. The first zoning code was adopted in 1959, not the 70s as stated on p. 4, unless I'm missing something. What zoning did this land receive upon annexation? There's probably a NOD somewhere for the hospital.
- C. The letter to neighborhood reps mentions an associated project to remodel the vestibule, which will go to the DRB. This is fine to mention in the project letter, so please add it here and remove it from the neighborhood letter (see 5B and C of this memo for more information).

- D. I would also talk about how the expansion of non-conforming use regulations would impede hospital expansion. This is important, but the first time I recall it is on p. 5. Please put this information up front in the project letter.

### 3) Legal Ad:

- A. Does the request apply to just the area bounded by Constitution Place NE on the south? I noticed that two Presbyterian-owned tracts south of the main tract are also zoned MX-T. Are there any plans to change their zoning? Should they be included?
- B. Regarding the legal description, this is what I have: Tract 1, Replat of Tracts E, F, and A, East End Addition, approximately 19 acres. Is this correct?

### 4) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for July is the 9<sup>th</sup>. Final staff reports will be available one week prior, on July 2<sup>nd</sup>.
- C. A pre-application review team (PRT) meeting is required. I found the PRT notes in the file.
- D. I also found the letter of authorization and TIS form.
- E. Agency comments will be distributed around Wednesday, June 24<sup>th</sup>. I will email you a copy of the comments and will forward any late comments to you.

### 5) Notification & Neighborhood Issues:

*Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 345). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site. It appears that the first requirement was met.*

- A. I also found the proof of neighborhood meeting offer letter and a certification stating that 4 letters were mailed to the NA reps. These fulfill the requirements. For future reference, I suggest taking pictures of the letters before mailing just in case (if you're not already doing this).
- B. Letters- The letter emailed to neighborhood representatives contains the content required by 14-16-6-4(K)(6)-Content of the Notice and meets requirements.

The letter mailed to the four neighborhood representatives, however, does not meet the content requirements because it does not mention if a hearing is required and doesn't say when, etc. or contain zoom information. That's one reason why a combined letter (i.e.- using the same letter for two processes, site plan- admin? and zone change) is not effective.

- C. Please re-do the mailed letter to: i) talk just about the zone change, and ii) add the second paragraph of the emailed or property owners' letter with the hearing particulars, and iii)

please re-send the mailed letter to NA reps. I suggest taking a picture of the letters before mailing them.

- D. Question: Only one letter to the NA reps and one letter to property owners was scanned into the file. Are these to be considered “typical” of each?
- E. The letter to property owners meets content requirements. I see the certification that 42 letters were mailed and a picture of the stack of letters. For future reference, I would take a picture of each envelope mailed (if you’re not already doing so) so that, should someone show up at a hearing and claim they weren’t notified, I will be able to show them proof from the file that they were notified and a deferral can be avoided.

*(Note: I know it’s an extra step, but it’s for your protection and the integrity of the record. I have run into this issue in a couple of other cases).*

- F. Do you anticipate that a facilitated meeting will be requested during the EPC process? Has one been scheduled?

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

- A. A zone change justification is all about the requirements of the zone change criteria in the IDO at 14-16-6-7(F)(3) and how the applicant can demonstrate that the request fulfills them.

The merits of the project and neighborhood support are not included in the criteria. Therefore, these belong in the project letter and not in the justification.

- B. Responding the A-H of the zone change criteria is both a legal exercise and a planning exercise. It is critical to “hit the nail on the head” conceptually and in terms of form. This can be done by:
- i. responding to each requirement 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 requested to respond to a requirement.

The May 28, 2020 version of the zone change justification (v.1) can be strengthened by re-stating the requirement in the response, and expressly choosing an option when responding to criteria C, E, and H.

#### 7) Zone Map Amendment (zone change)- Section by Section:

Please address and incorporate the following to provide a strengthened response to the IDO zone change criteria. The burden is on the applicant to justify the proposed zone change.

- A. Criterion A (strengthen): In general, like responding to a legal requirement, the words of the Goal or policy cited need to be incorporated into the responses. Otherwise, they are not sufficiently tied together, and the demonstration is not made.
- Please include some Goals in the response. Goals are more general and usually apply when a policy does (though not always).

- Some sub-policies may apply, but I did not look at these. It's OK if you want to use them, but please provide an explanation of how the request furthers them. It's the actions that can't be used because Criteria A calls for Goals and policies.
- Tip: do not choose Goals and policies about site design, because a site plan is not part of the zone change request. You can use these for the associated DRB request.
- See if there's another chapter that may have applicable Goals and policies; a few more would strengthen the justification from another angle.
- Please include a conclusory statement regarding Criterion A.

B. Criterion B: OK.

C. Criterion C (strengthen): More precision is needed here. Please choose reason one, two, or three, stick to it, and develop arguments in response. The requirement is to meet one of the criteria.

Note that the subject site does not qualify for a zone change under "typographical error". The application of the zoning conversion rules is not a typographical error. It has to literally be a type-O. I've only seen this a couple of times in my career, with earlier zoning when somebody literally hit the wrong key.

The first five sentences belong elsewhere; I suggest the project letter (see also item 2 of this memo). The verbiage on the top of p. 5 is getting close to answering one of the sub-criteria, so please think about tying that closer to the wording of the criterion.

D. Criterion D (re-do): This criterion does two things: states uses that would become permissive in the requested zone, and provides a discussion of harm with respect to each. An effective way to respond is in tabular format. Please make a table of the uses that would become permissive with the zone change, and then discuss them in order to demonstrate/address whether or not they would be harmful to adjacent property, the neighborhood, or the community in the context of the subject site.

E. Criterion E: OK

F. Criterion F (strengthen): OK, but the response doesn't address the specific location mentioned in the question. Please add "on a major street" to ensure this criterion is responded to.

G. Criterion G: OK

H. Criterion H (re-do): The paragraph provided doesn't precisely answer the question and can be mostly removed. You're thoughts are getting there, but please re-read this criterion carefully; it has two parts. First, deal with the part before the word "unless". Do you think the request would result in a spot zone or a strip zone? Why or why not? Have you looked at definitions for these terms? Then, if applicable, deal with the part of the criterion after the word "unless" and choose item one, two, or three and provide an explanation.

## NOTIFICATION

May 8, 2020

Snow Heights NA  
Laura  
1404 Katie Street NE  
Albuquerque NM 87110

**Re: Kaseman Hospital  
EPC Zone Map Amendment  
DRB Site Development Plan  
8300 Constitution Ave NE Albuquerque, NM 87110**

Dear Neighborhood Representative,

This letter is to inform you that Presbyterian Healthcare Services (Presbyterian), owners of the subject property, are requesting two separate development applications for Kaseman Hospital.

1. A Zone Map Amendment from MX-T to MX-H and;
2. A Site Development Plan to accommodate a new patient access entry vestibule.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to request a neighborhood meeting to answer questions or concerns pertaining to this request.

As mentioned above, Presbyterian is planning to submit two separate development actions for Kaseman Hospital:

**1. A Zone Map Amendment approval from the Environmental Planning Commission (EPC).**

Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.

**2. Site Development Plan approval from the Development Review Board (DRB).**

Hospital facilities like Kaseman are in constant need of remodels to implement new technologies and breakthrough treatments, improve patient care, and maintain community service needs. The proposed Site Development Plan request is needed to facilitate the construction of a new patient access entry vestibule at the southern portion of the existing Kaseman hospital facility.

The proposed actions described above will ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community. Given this extraordinary current crisis of the COVID-19 pandemic, protecting & enabling healthcare facilities such as Kaseman is more crucial than ever.



Per the IDO, you have 15 days from the date this letter is mailed, May 8, 2019, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting.

**If you would like to request a neighborhood meeting, please contact Anthony Santi within the required 15 day period of this mailing date, by Saturday May 23th, 2020 at 505-761-9700 or by email at [anthonys@dpsdesign.org](mailto:anthonys@dpsdesign.org).** Please be advised that given the current public health orders and associated restrictions to limit public gathering put in place in response to the current COVID-19 pandemic, we are anticipating this neighborhood meeting will occur through a digital conferencing service such as ZOOM or Go-to-Meeting.

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the EPC and DRB meeting dates at which the project will be reviewed and decided by the City.

Sincerely,



Anthony Santi  
Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services

***Attachment: Site Plan Exhibit (reduced size)***

**From:** [Carmona, Dalaina L.](#)  
**To:** [Jessica Lawlis](#)  
**Subject:** 8300 CONSTITUTION AVE NE Neighborhood Meeting Inquiry  
**Date:** Friday, April 17, 2020 5:06:58 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)  
[Kaseman\\_ZoneAtlasPage\\_J-19-Z.PDF](#)

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	NM	87110	5052355858	
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM	87110	5053622313	5052923989
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM	87112		5052940435
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Friday, April 17, 2020 1:00 PM  
**To:** Office of Neighborhood Coordination <JESSICAL@DPSDESIGN.ORG>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name  
JESSICA LAWLIS  
Telephone Number  
505-659-2674  
Email Address

[JESSICAL@DPSDESIGN.ORG](mailto:JESSICAL@DPSDESIGN.ORG)

Company Name

DPS

Company Address

7601 Jefferson NE, Suite 100

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT 1 REPLAT OF TRS E F & A EAST END ADD CONT 18.895 ACRES

Physical address of subject site:

8300 CONSTITUTION AVE NE ALBUQUERQUE NM 87110

Subject site cross streets:

CONSTITUTION & WYOMING

Other subject site identifiers:

KASEMAN HOSPITAL

This site is located on the following zone atlas page:

J-19

=====

This message has been analyzed by Deep Discovery Email Inspector.

**From:** [Jessica Lawlis](#)  
**Cc:** [Anthony Santi](#)  
**Bcc:** "[laurasmigi@aol.com](#)"; "[bjdniels@msn.com](#)"; "[lmartin900@aol.com](#)"; "[davidh.d7@comcast.net](#)"  
**Subject:** Notification of EPC Zoning Map Amendment Submittal  
**Date:** Wednesday, May 27, 2020 2:56:00 PM

---

**Re:     *Kaseman Hospital***  
***EPC Zoning Map Amendment***  
***8300 Constitution Ave NE***  
***Albuquerque, NM 87110***

Dear Neighborhood Representative,

As you have been made aware in our previous notifications, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting a Zoning Map Amendment from MX-T to MX-H for Kaseman Hospital.

Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice**, we are informing you of the submittal of this application. **The Environmental Planning Commission (EPC) will review this application at a public hearing to occur on July 9, 2020.** Due to ongoing COVID-19 concerns and the mandatory stay-at-home order, the City of Albuquerque has been holding virtual hearings conducted over ZOOM. Please see the Environmental Planning Commission (EPC) website located at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> to obtain the most up-to-date information on the hearing and opportunities to provide input.

If you have any questions or need clarification of anything contained herein, please contact me or Anthony Santi at 761-9700 or email at [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org).

Sincerely,



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / [dpsdesign.org](http://dpsdesign.org)

We're identifying design solutions and [rethinking design](#) for a changed society.

July 18, 2020

Snow Heights NA  
Laura Garcia  
1404 Katie Street NE  
Albuquerque NM 87110

**Re: Kaseman Hospital  
EPC Zoning Map Amendment  
8300 Constitution Ave NE  
Albuquerque, NM 87110**

Dear Neighborhood Representative,

As you have been made aware in our previous notifications, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting a Zoning Map Amendment from MX-T to MX-H for Kaseman Hospital.

Presbyterian is submitting an application for a Zoning Map Amendment approval from the Environmental Planning Commission (EPC). Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice**, we are informing you of the submittal of this application. **The Environmental Planning Commission (EPC) will review this application at a public hearing to occur on July 9, 2020.** Due to ongoing COVID-19 concerns and the mandatory stay-at-home order, the City of Albuquerque has been holding virtual hearings conducted over ZOOM. Please see the Environmental Planning Commission (EPC) website located at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> to obtain the most up-to-date information on the hearing and opportunities to provide input.

If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at [anthony@dpsdesign.org](mailto:anthony@dpsdesign.org).

Sincerely,



Anthony Santi, Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services

July 18, 2020

Snow Heights NA  
Julie Nielsen  
8020 Bellamah Avenue NE  
Albuquerque NM 87110

**Re: Kaseman Hospital  
EPC Zoning Map Amendment  
8300 Constitution Ave NE  
Albuquerque, NM 87110**

Dear Neighborhood Representative,

As you have been made aware in our previous notifications, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting a Zoning Map Amendment from MX-T to MX-H for Kaseman Hospital.

Presbyterian is submitting an application for a Zoning Map Amendment approval from the Environmental Planning Commission (EPC). Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice**, we are informing you of the submittal of this application. **The Environmental Planning Commission (EPC) will review this application at a public hearing to occur on July 9, 2020.** Due to ongoing COVID-19 concerns and the mandatory stay-at-home order, the City of Albuquerque has been holding virtual hearings conducted over ZOOM. Please see the Environmental Planning Commission (EPC) website located at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> to obtain the most up-to-date information on the hearing and opportunities to provide input.

If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at [anthonys@dpsdesign.org](mailto:anthonys@dpsdesign.org).

Sincerely,



Anthony Santi, Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services  
July 18, 2020

District 7 Coalition of Neighborhood Associations  
Lynne Martin  
1531 Espejo NE  
Albuquerque NM 87112

**Re: Kaseman Hospital  
EPC Zoning Map Amendment  
8300 Constitution Ave NE  
Albuquerque, NM 87110**

Dear Neighborhood Representative,  
As you have been made aware in our previous notifications, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting a Zoning Map Amendment from MX-T to MX-H for Kaseman Hospital.

Presbyterian is submitting an application for a Zoning Map Amendment approval from the Environmental Planning Commission (EPC). Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice**, we are informing you of the submittal of this application. **The Environmental Planning Commission (EPC) will review this application at a public hearing to occur on July 9, 2020.** Due to ongoing COVID-19 concerns and the mandatory stay-at-home order, the City of Albuquerque has been holding virtual hearings conducted over ZOOM. Please see the Environmental Planning Commission (EPC) website located at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> to obtain the most up-to-date information on the hearing and opportunities to provide input.

If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at [anthonys@dpsdesign.org](mailto:anthonys@dpsdesign.org).

Sincerely,



Anthony Santi, Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services

July 18, 2020



District 7 Coalition of Neighborhood Associations  
David Haughawout  
2824 Chama Street NE  
Albuquerque NM 87110

**Re: Kaseman Hospital  
EPC Zoning Map Amendment  
8300 Constitution Ave NE  
Albuquerque, NM 87110**

Dear Neighborhood Representative,

As you have been made aware in our previous notifications, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting a Zoning Map Amendment from MX-T to MX-H for Kaseman Hospital.

Presbyterian is submitting an application for a Zoning Map Amendment approval from the Environmental Planning Commission (EPC). Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice**, we are informing you of the submittal of this application. **The Environmental Planning Commission (EPC) will review this application at a public hearing to occur on July 9, 2020.** Due to ongoing COVID-19 concerns and the mandatory stay-at-home order, the City of Albuquerque has been holding virtual hearings conducted over ZOOM. Please see the Environmental Planning Commission (EPC) website located at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> to obtain the most up-to-date information on the hearing and opportunities to provide input.

If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at [anthonys@dpsdesign.org](mailto:anthonys@dpsdesign.org).

Sincerely,



Anthony Santi, Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services

DEKKER  
PERICH  
SABATINI  
ARCHITECTURE  
DESIGN  
INSPIRATION

Snow Heights NA  
Laura Garcia  
1404 Katie Street NE  
Albuquerque NM 87110

DEKKER  
PERICH  
SABATINI  
ARCHITECTURE  
DESIGN  
INSPIRATION

Snow Heights NA  
Julie Nielsen  
8020 Bellamah Avenue NE  
Albuquerque NM 87110

DEKKER  
PERICH  
SABATINI

DEKKER  
PERICH  
SABATINI



DEKKER  
PERICH  
SABATINI  
ARCHITECTURE  
DESIGN  
INSPIRATION

District 7 Coalition of Neighborhood  
Associations  
Lynne Martin  
1531 Espejo NE  
Albuquerque NM 87112

DEKKER  
PERICH  
SABATINI  
ARCHITECTURE  
DESIGN  
INSPIRATION

District 7 Coalition of Neighborhood  
Associations  
David Haughwout  
2824 Chama Street NE  
Albuquerque NM 87110



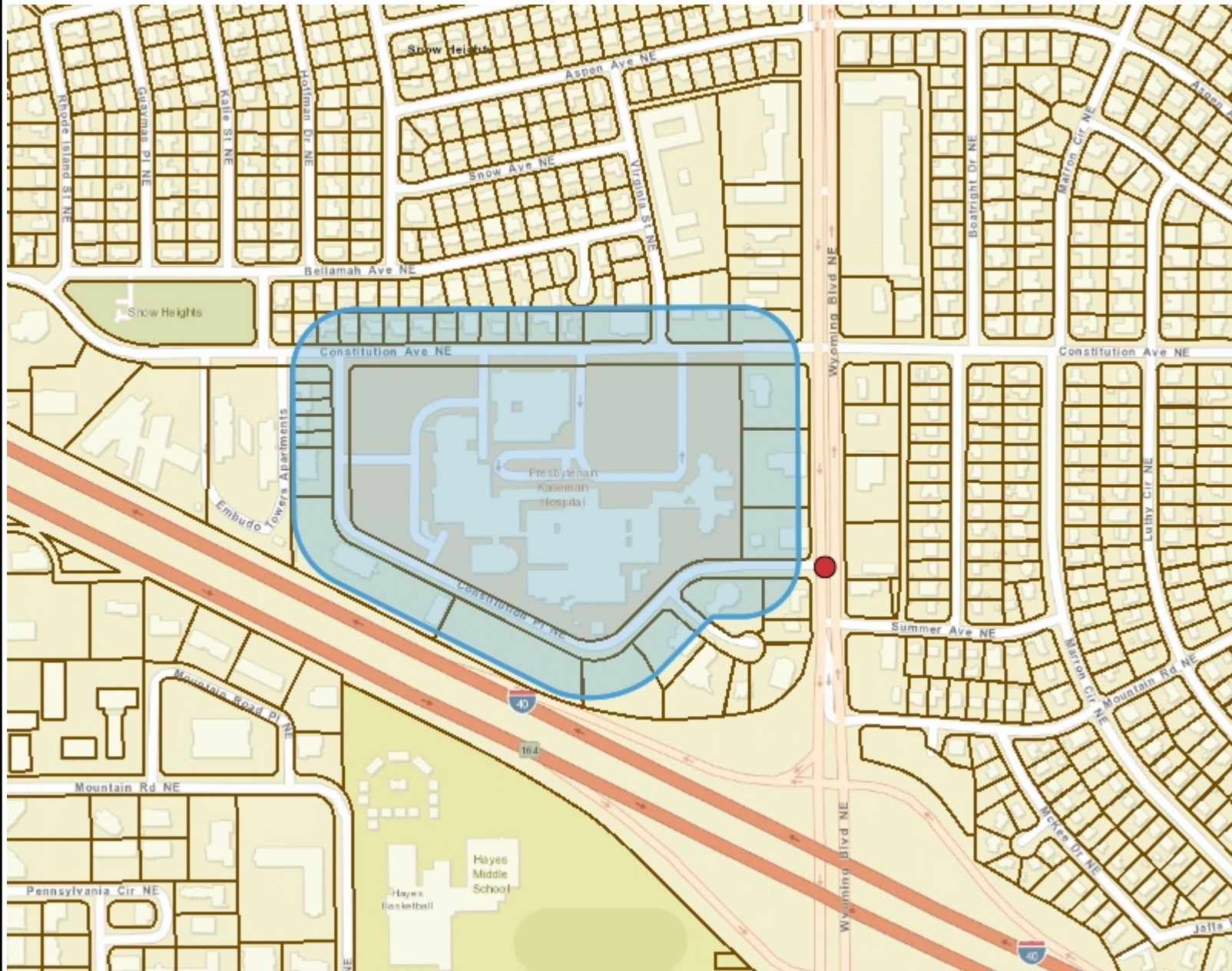


# 8300 Constitution Ave NE



## Legend

■ Bernalillo County Parcels



## Notes

Buffer Map: 175 Ft.  
ROW Constitution: 75 Ft.

908 0 454 908 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/27/2020 © City of Albuquerque

1: 5,448

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**

BARBARRE JEAN PIERRE & BARBARA  
11 EAGLE NEST DR NE  
ALBUQUERQUE NM 87122

GALLEGOS SURGERY CENTER LLC  
8004 CONSTITUTION PL NE  
ALBUQUERQUE NM 87110

LD9 LLC  
3301 R COORS BLVD NW 148  
ALBUQUERQUE NM 87120-1229

LD8 LLC  
3301 R COORS BLVD NW 148  
ALBUQUERQUE NM 87120-1229

PRESBYTERIAN HEALTHCARE SERVICES  
C/O REAL ESTATE DEPT  
PO BOX 26666  
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERVICES  
C/O REAL ESTATE DEPT  
PO BOX 26666  
ALBUQUERQUE NM 87125-6666

MARQUART KELLY J  
8016 BELLAMAH AVE NE  
ALBUQUERQUE NM 87110

GUILLEN-GARCIA VIANNEY & SANCHEZ  
GERALDO IBARRA  
8004 BELLAMAH AVE NE  
ALBUQUERQUE NM 87110-7606

PRESBYTERIAN PROPERTIES INC ATTN:  
REAL ESTATE DEPT  
PO BOX 26666  
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERVS  
REAL ESTATE DEPARTMENT  
PO BOX 26666  
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERVS  
REAL ESTATE DEPARTMENT  
PO BOX 26666  
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERVICES  
PO BOX 26666  
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERVICES  
P O BOX 26666  
ALBUQUERQUE NM 87103-6666

WILSON THOMAS L & CHARLOTTE S  
1378 CALLE LA BONA TIERRA  
BERNALILLO NM 87004-9149

EL CAMINO MEDICAL CENTER  
8020 CONSTITUTION PL NE SUITE 201  
ALBUQUERQUE NM 87110-7640

CBB GORETTI LLC  
6716 LOS TRECHOS CT NE  
ALBUQUERQUE NM 87109

MUSCARELLA DAMIAN  
9609 BOLACK DR NE  
ALBUQUERQUE NM 87109

CHAVEZ ALEXANDRA  
8008 BELLAMAH AVE NE  
ALBUQUERQUE NM 87110-7606

CHAVEZ RUBY D & SALLIE GEORGINA C  
7916 BELLAMAH AVE NE  
ALBUQUERQUE NM 87110-7545

DAY-DUNNING CAROL F  
8032 BELLAMAH CT NE  
ALBUQUERQUE NM 87110

GALLEGOS SURGERY CENTER LLC  
8004 CONSTITUTION PL NE  
ALBUQUERQUE NM 87110

FOSTER TOM E & MARY L TRUSTEES  
FOSTER LVT  
700 SEATTLE SLEW AVE SE  
ALBUQUERQUE NM 87123-2614

MARTINEZ CARLOS G & MARIA  
GUADALUPE O  
5717 TEAKWOOD TRL NE  
ALBUQUERQUE NM 87111

SMITH ROGER E TRUSTEE SMITH RVT  
5610 WOODLAND DR  
FOREST HEIGHTS MD 20745-1329

TALLEY RICHARD B  
8209 CONSTITUTION AVE NE  
ALBUQUERQUE NM 87110

WALKER DIANA  
PO BOX 3984  
ALBUQUERQUE NM 87190-3984

HRISTOPOULOS JOHN G  
4608 HANNETT AVE NE  
ALBUQUERQUE NM 87110-5014

HART PROPERTIES LLC  
PO BOX 67016  
ALBUQUERQUE NM 87193-7016

REYNOSA JOSEPH L  
8012 BELLAMAH AVE NE  
ALBUQUERQUE NM 87110

VAN ATTA BUILDING LTD  
3333 SANTA CLARA DR SE  
ALBUQUERQUE NM 87106

NEILSON DAN S & JULIE A  
8020 BELLAMAH AVE NE  
ALBUQUERQUE NM 87110-7606

CIRCLE K STORES INC C/O ATTN LOU  
VALDES  
1199 S BELTLINE RD SUITE 160  
COPPELL TX 75019-4642

MICHELSON DAVID & GINA  
MAHFOUZ TRUSTEES  
MICHELSON/MAHFOUZ LVT  
1001 CAMINO DEL RIO NW  
ALBUQUERQUE NM 87114-1821

TOMPKINS TOMMY E & ELIZABETH A  
8036 BELLAMAH AVE NE  
ALBUQUERQUE NM 87110-7607

STIEBLER PRENTISS ANN  
6805 HENSCH AVE NE  
ALBUQUERQUE NM 87109-3735

VIA MEDICAL PROPERTIES LLC  
8308 CONSTITUTION PL NE  
ALBUQUERQUE NM 87110-7637

HART PROPERTIES LLC  
PO BOX 67016  
ALBUQUERQUE NM 87193-7016

AQUARIUS LLC  
8020 CONSTITUTION PL NE SUITE 202  
ALBUQUERQUE NM 87110

ABQ PROPERTY BUYERS LLC  
8100 WYOMING BLVD NE SUITE M4  
#502  
ALBUQUERQUE NM 87113-1963

GALLEGOS SURGERY CENTER LLC  
8004 CONSTITUTION PL NE  
ALBUQUERQUE NM 87110

SALAZAR MIKE & SHANNON  
8000 BELLAMAH AVE NE  
ALBUQUERQUE NM 87110

8401 CONSTITUTION LLC  
8814 HORIZON BLVD NE SUITE 400  
ALBUQUERQUE NM 87113-1588

May 27, 2020

BARBARRE JEAN PIERRE & BARBARA  
11 EAGLE NEST DR NE  
ALBUQUERQUE NM 87122

**Re: Kaseman Hospital  
EPC Zoning Map Amendment  
8300 Constitution Ave NE  
Albuquerque, NM 87110**

To Whom It May Concern:

Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting a Zoning Map Amendment from MX-T to MX-H for Kaseman Hospital.

Presbyterian is submitting an application for a Zoning Map Amendment approval from the Environmental Planning Commission (EPC). Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice**, we are informing you of the submittal of this application. **The Environmental Planning Commission (EPC) will review this application at a public hearing to occur on July 9, 2020.** Due to ongoing COVID-19 concerns and the mandatory stay-at-home order, the City of Albuquerque has been holding virtual hearings conducted over ZOOM. Please see the Environmental Planning Commission (EPC) website located at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> to obtain the most up-to-date information on the hearing and opportunities to provide input.

If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at [anthonys@dpsdesign.org](mailto:anthonys@dpsdesign.org).

Sincerely,



Anthony Santi  
Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services



May 27, 2020

Dan Serrano, Chair  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**RE: Proof of Mailed Notice to Property Owners  
Kaseman Hospital  
EPC Zoning Map Amendment  
8300 Constitution Ave NE Albuquerque, NM 87110**

Dear Mr. Lucero,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Rhon Wolf, do hereby certify and attest that I personally stamped 42 letters first class at our metered mailed station to be picked up for delivery on May 27th. The letters were addressed to all property owners received from the Planning Department to notify property owners of submittal of an application for a Zoning Map Amendment to EPC.

Sincerely,

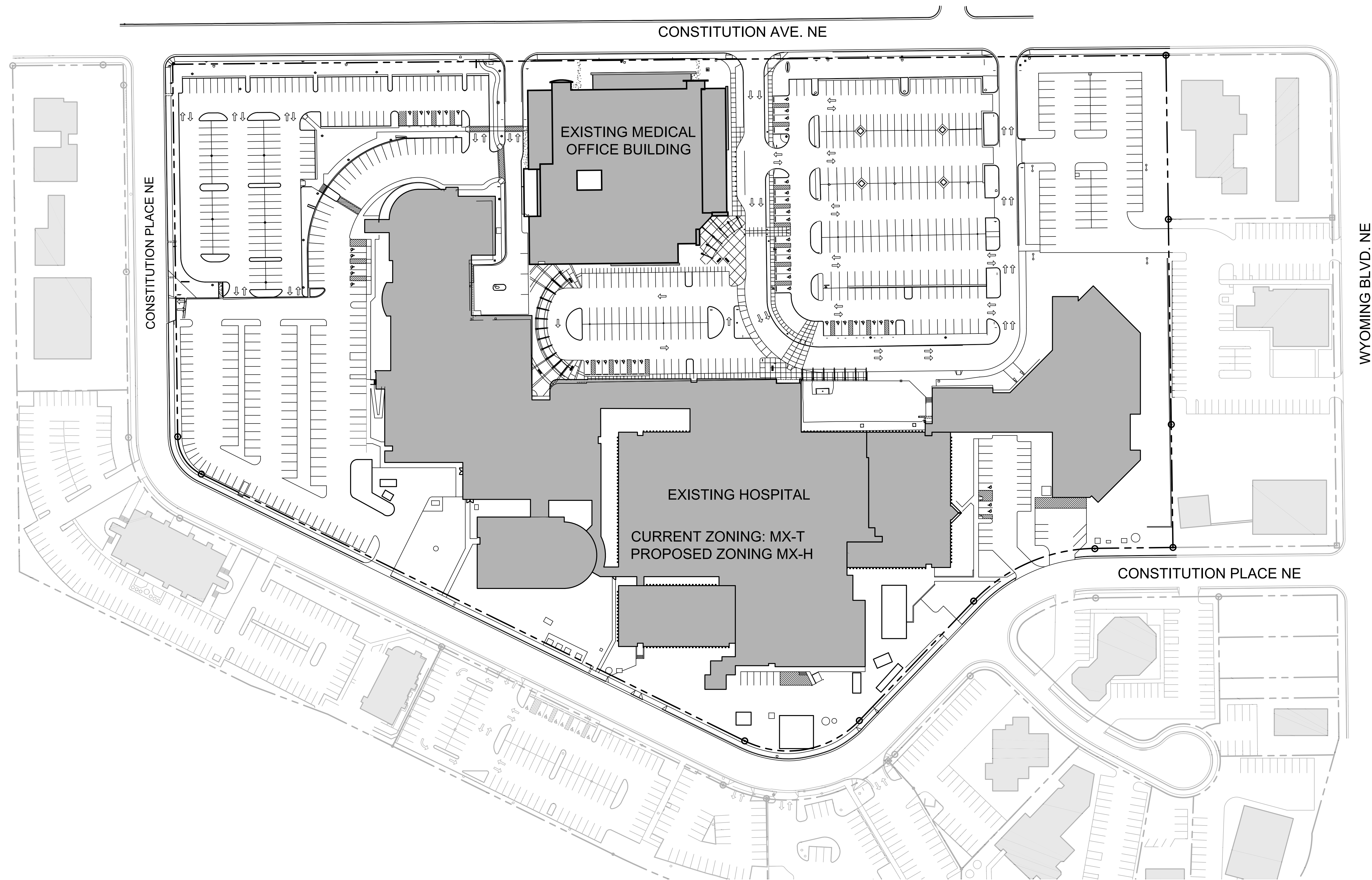


Rhon Wolf  
Office Manager  
Dekker/Perich/Sabatini  
7601 Jefferson NE, Suite 100  
Albuquerque NM 87109

ENTER  
PIERCE  
BANK

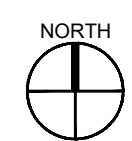
BARBARIE JEAN PIERRE & BARBARA  
11 DAGLE WEST DR NE  
ALBUQUERQUE NM 87112

## EXHIBIT

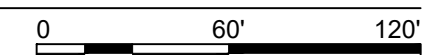


# KASEMAN HOSPITAL

5/28/2020



A1 EXISTING SITE PLAN  
1" = 60'-0"



DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION