



Environmental Planning Commission

Staff Report

Agenda Number: 6
Project #: PR-2022-006971
Case #: RZ-2022-00020
Hearing Date: June 16, 2022

Agent	Consensus Planning
Applicant	JC 7644 Jefferson, LLC
Request	Zoning Map Amendment (zone change)
Legal Description	all or a portion of Tract 3A-2A, plat of Tracts 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1, Journal Center
Location	located at 7644 Jefferson St. NE, between Sun Ave., NE, and San Francisco Dr. NE
Size	Approximately 2-acres
Existing Zoning	NR-BP
Proposed Zoning	MX-H

Staff Recommendation

APPROVAL of RZ-2022-006971, based on the Findings beginning on Page 23.

***Staff Planner
Megan Jones, Current Planner***

Summary of Analysis

The request is for a zoning map amendment for an approximately 2-acre site that comprises the NW corner of the intersection of Jefferson St. NE and Sun Ave. NE. The subject site is within the boundaries of the Journal Center Master Development Plan and a designated Employment Center. The applicant intends to change the subject site's zoning to MX-H to facilitate a future multi-family residential development. A variety of other uses are also allowed in MX-H. The subject site is in an Area of Change.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations are the North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the Alameda North Valley Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff is unaware of any opposition.

Staff recommends approval.



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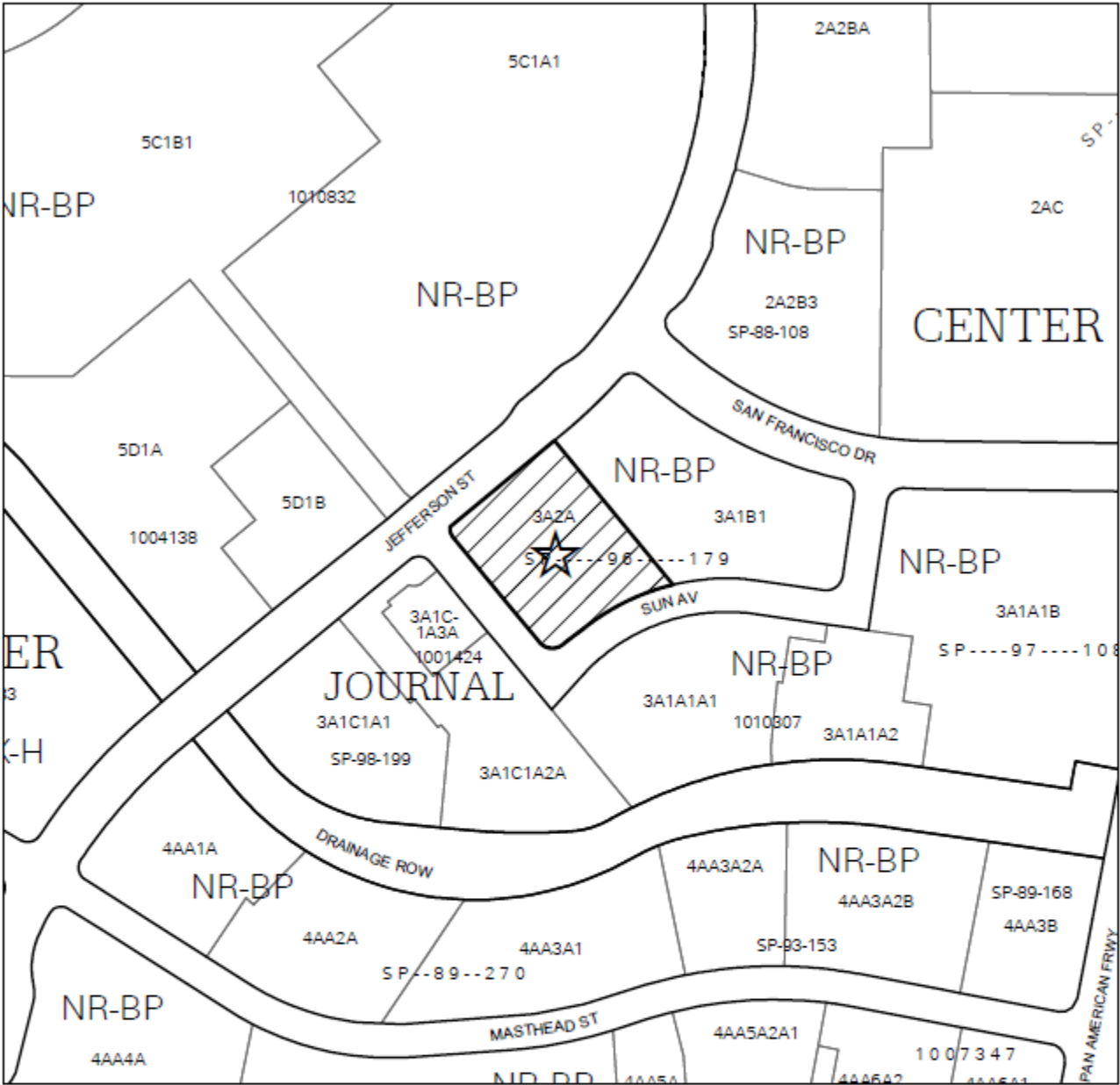
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IDO ZONING MAP

Note: Gray shading
Indicates County.



1 inch = 250 feet

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LAND USE MAP

Note: Gray shading
Indicates County.

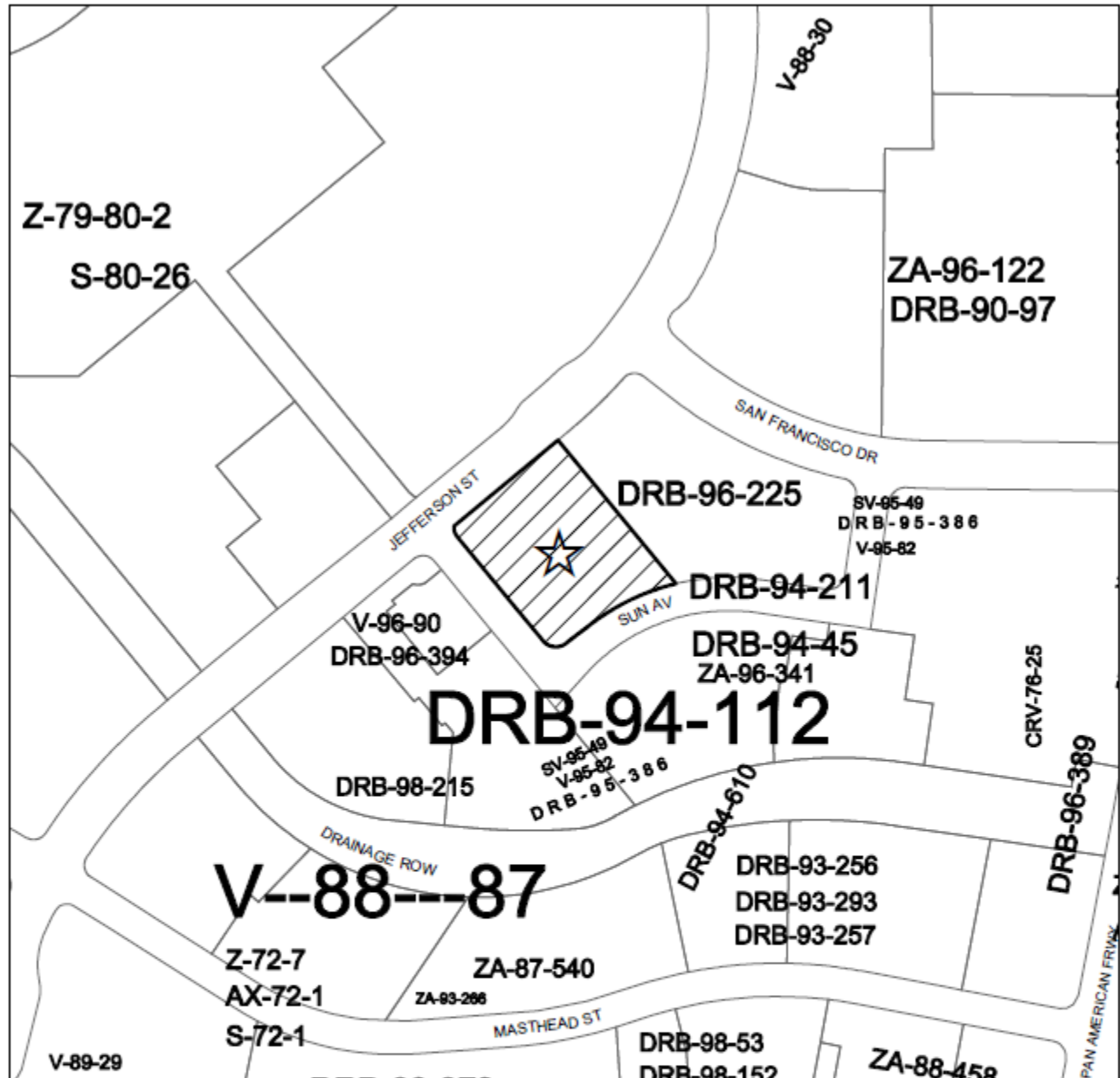
Key to Land Use Abbreviations	APRT Airport
LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	AGRI Agriculture
COMM Commercial Retail	PARK Parks and Open Space
CMSV Commercial Services	DRNG Drainage
OFC Office	VAC Vacant
IND Industrial	UTIL Utilities
INGMED Institutional / Medical	CMTY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



1 inch = 250 feet

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HISTORY MAP

Note: Gray shading
Indicates County.



1 inch = 250 feet

Hearing Date:

6/16/2022

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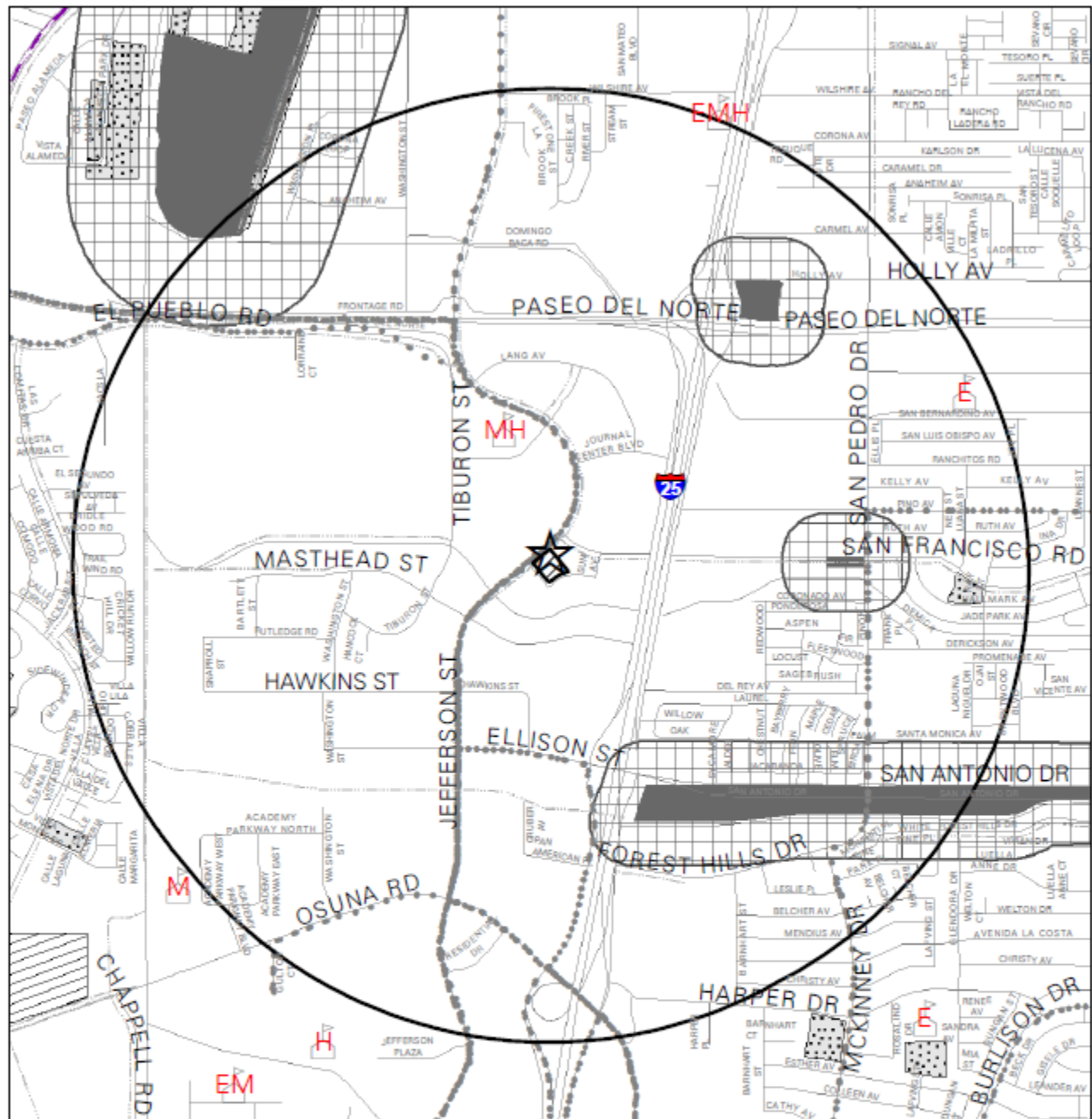
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










Zone Atlas Page:

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Public Facilities Map with One-Mile Buffer



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

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-BP	Area of Change	Commercial Services (Vacant Bank)
<i>North</i>	NR-BP	Area of Change	Commercial Services (Hotel) & Industrial
<i>South</i>	NR-BP	Area of Change	Commercial retail (cryotherapy) & Office
<i>East</i>	NR-BP	Area of Change	Office
<i>West</i>	NR-BP	Area of Change	Industrial, office

Request

The request is for a zoning map amendment (zone change) for an approximately 2-acre site legally described as Tract 3A-2A, plat of Tracts 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1, Journal Center, located at 7644 Jefferson St. NE, between Sun Ave. NE, and San Francisco Dr. NE (the “subject site”).

The subject site is located in the Journal Center business park that was conceptualized in the 1980s and has developed according to the Journal Center Master Development Plan. The subject site is currently developed as a commercial bank and is zoned NR-BP (Non-Residential Business Park Zone District).

The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate a proposed future multi-family residential development, though other uses in the MX-H zone would also become permissive.

EPC Role

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

Context

The subject site is located within the boundaries of the Journal Center, an established business park characterized by a variety of land uses, landscaping, and pedestrian pathways. Land uses within Journal Center are primarily offices, commercial services, and industrial with some commercial retail. There is one multi-family use tract, zoned MX-M, within Journal Center 2, north of the subject site and one vacant MX-H tract located approximately 600’ SW of the subject site.

The lot adjacent to the subject site to the NE is The Plaza North comprised of a variety of offices. SE, south and SW of the subject site are a real estate office, a small commercial strip mall, medical office, and an educational office. The subject site is bounded by Jefferson St. NE to the west. Journal Center 2 lies approximately 2 blocks west of the subject site. A drainage channel (the North Pino Arroyo) runs east and west through Journal Center and approximately 300' from the subject site and functions as a linear park, with grass in places and tables with seating.

History

The subject site is within the boundaries of Journal Center, an established office and industrial park that started to develop in the 1980s. The approximately 318 acres comprising Journal Center were annexed into the City on November 19, 1980 and were given IP (Industrial Park) zoning (AX-79-13/Z-79-80). The intention was to provide additional areas in the City for business, industrial, and office development. The Journal Center Master Development Plan is bounded by Interstate-25 to the east and Paseo Del Norte to the north. The Journal Center Corporation was formed and the Journal Center Master Plan was developed.

The Journal Center Corporation was formed and the Journal Center Master Plan was developed. The Master Plan contains design standards (known as park development standards) applicable to the properties in Journal Center. In 2001, Journal Center 2- Land Development Design Guidelines was adopted as a supplement to the park development standards, covenants, sign code, and project standards of Journal Center. Both documents aim to create and support a business park that develops in a cohesive manner with respect to design, landscaping, and transportation. The Journal Center subdivision is intended to be a "Planned Business Industrial Park Development which has been designed to integrate commercial office uses with light industrial uses within a park atmosphere."

The subject site was originally developed under the Journal Center Master Development Plan Design Guidelines as a bank, which has since closed. There is record of the bank being relocated to Tract 3A-2, where it currently exists, from Tract 3-A, which is SW of Sun Ave. from the subject site (DRB-94-112). There is no additional case history known for the subject site.

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. Jefferson St. NE is a Community Principal Arterial. Sun Ave. NE is a local street.

Comprehensive Plan Designations

The subject site is in an Area of Change as designated by the Comprehensive Plan and is within the boundaries of the Journal Center Employment Center. This location is included in the North I-25 Community Planning Assessment (CPA) area.

The Comprehensive Plan designates Jefferson St. NE as a Premium Transit Corridor and Multi-Modal Corridor. Premium Transit Corridors are intended to be served eventually by high-quality, high-capacity, high-frequency public transit (e.g. bus rapid transit). Currently, only Central Ave. functions as a Premium Transit Corridor because it has high-capacity and high-frequency transit

service. However, until active Premium Transit stations (see IDO definition) are developed, the underlying corridor designation is used.

Jefferson St. NE is a Multi-Modal Corridor. Multi-Modal corridors are anticipated to be served by high-frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Sun Ave. NE is not a designated corridor.

Trails/Bikeways

A proposed buffered bicycle lane runs along Jefferson St. NE, adjacent to the subject site. It connects to the San Francisco (west) existing bike route, which is accessible from the subject site from Sun Ave. NE.

Transit

ABQ Ride Routes 140/141, 251, and 551 pass the subject site as they run along Jefferson St. NE. Route 140-San Mateo/CNM runs weekdays from early morning and into the night. ABQ Ride Route 251- ABQ Rio Rancho Rail Runner Connection, runs in the weekday mornings and has been cut-back due to COVID-19. ABQ Ride Route 551- Jefferson/Paseo del Norte Express, which connects to a Park & Ride lot, has been temporarily suspended due to COVID-19.

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

Employment Center: An area designated as an Employment Center in the ABC Comp Plan, as amended

Infill Development: An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings.

Premium Transit Area: Lots within 660 feet in any direction of a transit station with transit service of 15 minute or greater frequency on a Premium Transit Corridor as designated by the ABC Comp Plan, as amended. Development standards associated with the Premium Transit designation apply once the station locations have been identified and funding for the transit service and any associated streetscape improvements has been secured.

Zoning

Upon adoption of the Integrated Development Ordinance (IDO) in May 2018, which replaced the City's zoning code, the subject site's zoning converted from IP (Industrial Park Zone) to its current zoning of NR-BP (Non-Residential Business Park Zone).

The subject site is zoned NR-BP [Non-Residential Business Park Zone District, IDO 14-16-2-5(B)], which was assigned upon adoption of the IDO as a conversion from the former IP (Industrial Park) zoning. The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in a campus-like setting to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, distribution, showroom, processing, and institutional uses. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pg. 145.

The request is 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 district is to provide for 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. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Specific permissive uses are listed in Table 4-2-1 of the IDO.

In general, the NR-BP zone allows a wider variety of industrial uses than MX-H, and MX-H allows residential uses, which NR-BP does not. The NR-BP zone allows a few more commercial uses than MX-H, and both allow similar civic and institutional uses.

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

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

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

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds them all applicable, and adds three policies denoted with an * at the end of the analysis.

Chapter 5: Land Use

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

The subject site is located in Journal Center, a designated Employment Center, and along Jefferson St. NE, a designated Multi-Modal Corridor. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. When mostly built out, it is appropriate to introduce mixed-use and/or high-density residential uses (Comprehensive Plan, p. 3-4 & p. 5-15). The request for a mixed-use zone would introduce mixed use (multi-family residential is proposed) into a largely built-out, established Employment Center. The request would strengthen this Employment Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a connected Multi- Modal Corridor. The request furthers Goal 5.1-Centers & Corridors.

Subpolicy 5.1.1a: Create walkable places that provide opportunities to live, work, learn, shop, and play.

The request would allow additional residential uses within an established business & industrial park characterized by office uses, a school, commercial services (hospitality), and retail. The request would provide an opportunity to live and work in an area developed with connected sidewalks, transit, some bike paths, landscaping, and connection to a trail system. Generally, adding residential uses in proximity to work, retail, and open spaces generally improves walkability. The request furthers Subpolicy 5.1.1a.

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

The request would encourage infill development in a designated Employment Center and along a designated Major Transit Corridor, which are appropriate areas to accommodate growth. The subject site would be redeveloped from an underutilized, vacant bank, into a mixed use (proposed multi-family). The request furthers Subpolicy c.

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

The subject site is in a designated Employment Center and along a designated Multi-Modal Corridor. The requested zone change to MX-H, does not allow single-family detached housing. The request furthers Subpolicy f.

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

The request would direct more intense growth and development of uses allowed in the MX-H (Mixed-Use High Intensity) zone to an Area of Change. The subject site is within the designated Journal Center, Employment Center and along Jefferson St. NE, a designated Corridor. The request furthers Policy 5.1.2- Development Areas.

Policy 5.1.5- Employment Centers, Sub-policy d: After employment has been established on 80 percent of the available land, encourage mixed-use development to introduce high-density residential uses that bring housing to jobs.

Journal Center is an established, designated Employment Center that prioritizes employment opportunities. The Comprehensive Plan states, when mostly built out, it is appropriate to introduce mixed-use and/or high-density residential development to Employment Centers (p. 5-15). The request to MX-H, would allow high-intensity mixed uses (mostly multi-family) that would help bring housing to jobs and attract more employment opportunities and foster synergy among a wider variety of uses. The request furthers Sub-policy 5.1.5d.

Policy 5.1.11- Multi-Modal Corridors, Sub-policy a: Encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment.

The request would facilitate redevelopment of the subject site into a mixed use allowed by the MX-H zone. The request would allow proposed future multi-family uses, bringing residential

uses into an established Employment Center and designated Multi-Modal Corridor, Jefferson St. NE. The request generally furthers sub-policy a.

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

The request would facilitate development of future uses under the MX-H zone, including residential uses such as multi-family, which would generally help foster a community where people can live near work. Offering more residential development could expand retail opportunities and bring in more recreational use of the paths and trails within the Employment Center. In general, the request would contribute to creating a complete community where one doesn't currently exist, and therefore 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.

The request would contribute to creating a healthy and sustainable community because it would facilitate mixed use development, including residential, in an area characterized primarily by office and industrial uses. The established neighborhood nearby is separated by the diversion channel, so any new uses would not be conveniently accessible. The subject site is located on a Multi-Modal Transit Corridor and future Premium Transit Corridor and the request would add pedestrian-oriented development. The request partially furthers Policy 5.2.1-Land Uses.

Policy 5.2.1(f) Land Uses: Encourage higher density housing as an appropriate use in the following situations: within designated Centers and Corridors; In areas with good street connectivity and convenient access to transit.

The request for MX-H zoning would allow and encourage higher density housing in a designated Employment Center and along a designated Multi-Modal Corridor, where the street connectivity is good and access to transit convenient. The request furthers Policy 5.2.1(f).

Sub-Policy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would facilitate future mixed-use development on an infill site within a designated Employment Center. The subject site contains a vacant bank. The MX-H zone district would allow proposed multi-family housing on the subject site, which could contribute to an expanding community within the employment center. It is unknown at this time if future development would be compatible in scale to the surrounding development. The request partially furthers Subpolicy h.

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 already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land. The request furthers Goal 5.3-Efficient Development Patterns.

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth in this established Employment Center, and therefore furthers Policy 5.3.1-Infill Development.

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

The request for MX-H zoning would allow residential uses in an Employment Center and therefore could facilitate residential growth near employment, though it would not prioritize job growth West of the Rio Grande. The request partially furthers Goal 5.4- Jobs-Housing Balance.

Policy 5.4.1- Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The requested MX-H zone district does not allow single-family detached housing. The subject site is located within the designated Journal Center Employment Center, which has a high concentration of jobs. The request would allow higher-density housing, proposed multi-family specifically, inside this employment area. The request furthers Policy 5.4.1- Housing Near Jobs.

Staff adds the following from Chapter 5- Land Uses and Chapter 8- Economic Development:

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

The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it. 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 request would facilitate growth and more intense development of the subject site with a wider range of uses than allowed by the current NR-BP zoning. The subject site is in an Area of Change and a designated Employment Center and Multi-Modal Corridor. The request to MX-H would allow high intensity uses, although the current zoning already allows relatively intense growth and development, in contrast to Areas of Consistency. The request partially furthers Policy 5.6.2.

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

The request would facilitate creation of a place where business and talent would stay and thrive. The addition of more uses to this existing business destination, such as housing for employees, could help accommodate workers from a talent pool who are looking for proximity

of housing to work and a variety of services within close distances. The request generally furthers Goal 8.1-Placemaking.

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

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

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

Justification & Analysis

The zone change justification letter analyzed here, received on June 2, 2022, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned NR-BP (Non-Residential Business Park Zone). The requested zoning is MX-H (Mixed Use High Intensity Zone). The reason for the request is to facilitate development of the subject site with mixed-uses, such as a future multi-family residential project.

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

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

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

Applicable citations: Goal 5.1-Centers and Corridors; Policy 5.1.1; Sub-policies a, c, and f; Policy 5.1.2- Development Areas; Subpolicy 5.1.5d-Employment Centers; Sub-policy 5.1.11a-Multi-Modal Corridors; Goal 5.2-Complete Communities; Policy 5.2.1-Land Uses

and Sub-policies f and h; Goal 5.3-Efficient Development Patterns; Policy 5.3.1-Infill Development; Goal 5.4- Jobs-Housing Balance; and Policy 5.4.1- Housing Near Jobs.

Non-applicable citations: none.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Centers and Corridors, infill and efficient development patterns, and jobs-housing balance, if developed as residential, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare. 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).

Applicant: The subject property is not located in an Area of Consistency.

Staff: The subject site is located wholly in an Area of Change, so this criterion 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: Criteria #3 applies to this request. As shown in the [applicant's responses to applicable goals and policies], a zone change from NR-BP to MX-H is more advantageous for the community and support numerous comprehensive plan goals, including encouraging complete mixed-use neighborhoods, allowing higher density along multi-modal and premium transit corridors, and encouraging infill development that uses existing infrastructure more efficiently.

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

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

Applicant (Summarized): The requested zoning of MX-H does not allow additional permissive uses that would be harmful to the adjacent property, neighborhood, or community. The primary change in permissive uses between NR-BP and MX-H is the addition of multi-family residential. The table below provides a comparison of uses from the NR-BP and MX-H zones.

Use	NR-BP	MX-H
Dwelling, single-family detached, cluster development, cottage development, two-family detached	-	-
Dwelling, townhouse, multi-family	-	P
Dwelling, live work	CA	P
Assisted living facility or nursing home	-	P
Community residential facility, small, medium	-	P
Dormitory	-	C
Group home	-	C
Community center or library	C	P
Blood services facility	P	C
Kennel	P	-
Adult entertainment	P	-
Construction contractor facility and yard	P	C
Paid parking lot	P	A
Other outdoor entertainment	P	A
Art gallery	-	P
Building and home improvement materials store*	P	C
General retail, large*	P	C
Railroad yard*	C	-
Park and ride lot	P	C
Helipad	P	CA
Light manufacturing	P	A
Grocery store*	-	P
Campground/RV park	P	-
Outdoor vehicle, Salvage yard, Heavy vehicle and equipment sales, rental, fueling, repair	C	-
Warehousing and wholesaling	P	C

In general, a variety of residential uses become permissive with the change to MX-H zoning, including townhouse, live-work, and multi-family dwellings; assisted living facilities and nursing homes; and community residential facilities and group homes. As residential uses, these will not create any harmful impacts to the surrounding properties, the neighborhood, or community. Conversely, this addition, which is the primary purpose of the requested zone change provides a net benefit to the neighborhood and community by adding needed housing in an area that is already changing to include more

residential uses. The surrounding uses will not negatively impact the proposed development because they mostly consist of low impact office and commercial uses. However, if heavier impact industrial uses exist or are proposed adjacent to this site in the future, the Edge Buffer Landscaping section of the IDO becomes applicable and will mitigate any potential impacts.

Other uses that become permissive include community centers and libraries, art galleries, grocery stores, and general retail, medium (as opposed to large). These uses are also incredibly low impact while providing useful services to residents that will soon be living in this area. This is especially the case compared to other permissive uses already allowed in the surrounding area by the NR-BP zone district. For example, large general retail, building and home improvement stores, and warehouses are currently allowable and create greater neighborhood impacts related to traffic, noise, etc. Those uses, which are beneficial to the community as a whole, are still allowable under the MX-H zone albeit as Conditional Uses, which allows them to be carefully considered on a case-by-case basis.

Lastly, the IDO includes use-specific standards for most, if not all, of these uses that help mitigate their impacts. There are additional landscaping requirements for multi-family residential developments, limits on outdoor displays and storage activities, and size limitations (as applicable), in addition to the other development standards that apply to any development per the IDO and the Journal Center Master Development Plan.

Staff: The applicant compared the existing NR-BP zoning and the proposed MX-H zoning and discussed each use that would become permissive. Adding residential uses (the key difference between existing and proposed zoning) to an existing Employment Center is generally not considered harmful. Since the surrounding land is zoned NR-BP, which is considered a more intense zoning category, the commercial uses that would become permissive (some of which are already conditional) would generally not be considered harmful in this setting.

Uses that would become permissive under the MX-H zone, which are not currently allowed, are townhouse, multi-family, assisted living or nursing home, community residential facility, dormitory, group homes, outdoor residential community amenity, art gallery, and grocery store. Some conditional uses in NR-BP would become permissive and a few uses not previously allowed would become permissive accessory uses (see IDO table 4-2-1: Allowable Uses p. 146).

Furthermore, the IDO has Use-Specific standards to mitigate the impacts of uses that could be considered harmful. Note that uses such as pawn shop, adult retail, bar, nightclub, light vehicle repair, club or event facility, and cannabis retail, are permissive in NR-BP and would remain permissive in MX-H. The response to Criterion D is sufficient.

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

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

Applicant: The subject property will be adequately served by the existing City infrastructure immediately adjacent to the property and surrounding area. Existing infrastructure includes sidewalks, roadways, water, sewer, and storm drain facilities. The site is also located within ½ mile of a trailhead connecting to the city's trail system.

Staff: The subject site is an infill site that is adequately served by existing infrastructure (requirement 1) and that it is part of an established business and industrial park, Journal Center Employment Center. The response to Criterion E is sufficient.

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

Applicant: The justification for this Zoning Map Amendment is not based on the property's location on a major street but rather the request being more advantageous to the community as articulated by the Comprehensive Plan.

Staff: The subject site is located on Jefferson St. NE, a Principal Arterial and Multi Modal Corridor as designated by the comprehensive plan. Though this location factors into the applicant's policy analysis, the applicant is not completely basing their justification for the request upon the subject site's location on a major street. Rather, the request to MX-H would direct growth to an appropriate location, strengthen Centers and Corridors, and balance jobs and housing in an established Employment Center. 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.

Applicant: The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, encouraging redevelopment of an underused parcel helps support the economic vitality of the neighborhood and will be a positive step for the neighborhood and community overall.

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion G is sufficient.

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

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

Applicant: Due to the already evolving mixed-use character of the Journal Center and nearby mixed-use zoning designations (including already approved MX-H zoning) in the surrounding area, the Applicant strongly believes that this request does not constitute impermissible spot zoning. As far as the request applies to a single lot different from the adjacent properties, the request creates a justifiable spot zone because the proposed MX-H zone clearly facilitates the ABC Comprehensive Plan and benefits the community by promoting walkable infill development and providing additional residential options in an established Employment Center. Furthermore, this request meets criteria two, suitability. The small size of the subject parcel in comparison to surrounding NR-BP parcels, as well as its location surrounded on three sides by streets makes it less suitable for the uses allowed in the NR-BP zone. A rezoning to MX-H would allow the subject parcel to be put to its highest and best use.

the subject property is located less than 600 feet from another parcel that recently had its zoning changed from NR-BP to MX-H. This change, and the development of multi-family residential within Journal Center less than 1,500 feet to the north, along with the extensive policy analysis provided in the justification letter support the statement that the request clearly facilitates implementation of the ABC Comp Plan.

With respect to the subject property and request:

- *The request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan because the provision of additional housing near and within built-out Employment Centers is a policy goal of the City of Albuquerque, among others.*
- *Looking beyond the immediately adjacent parcels, it is consistent with other zoning in the surrounding area and permits largely similar uses.*
- *As described in the response to criterion (d) above, the request does not harm neighboring properties or the community.*

Based on this analysis, the Applicant does not believe the request constitutes illegal spot zoning but is appropriate and justified. Furthermore, the subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby (Criterion 2). Many of the distinctive allowable uses of the NR-BP zone are large-scale compared to those of other zone districts, including MX-H, such as warehouses, light manufacturing, large retail facilities, and home improvement stores. However, the subject site is small and surrounded on three sides by public streets, so it is not suitable for these uses as it cannot be expanded to accommodate them.

In addition, the site has dealt with vacancy and a lack of demand based on the prevalence of other office uses nearby that make reuse of the vacant bank on the subject site problematic. This request is similar to the change from NR-BP to MX-H for the property located less than 600 feet

to the southwest of the subject site. In that 2021 decision, the EPC determined that adjacent NR-BP properties constituted a special adverse land use that impeded the ability of the landowner to develop the property based on current trends and market factors. While the subject site could potentially be developed under NR-BP, it cannot be developed with large-scale, in demand industrial and distribution uses because of its size. The existing zoning also does not allow residential, either as a mixed-use project or standalone apartments, which is a critical community need. The site was developed as a drive-through bank, which is permissive in many IDO zone districts, and is currently vacant. Local and national trends indicate a high demand for residential uses and changing the zoning to MX-H addresses this demand while also supporting City policy objectives and continuing to allow for other uses not dissimilar from the NR-BP zone. (See attached Memorandum).

Staff: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. NR-BP zoning surrounds the subject site in all four directions. There is some MX-M zoning within the Journal Center Employment Center and one MX-H zoned property within 600' of the subject site. The applicant acknowledges that the request would create a spot zone, but explains that it would be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

As required, the applicant chose one of the reasons: number two, stating that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-BP). Topography and traffic are not factors, because they would be similar to the situation of other tracts. Rather, the applicant states that the size and scale of the subject site in comparison to the adjacent NR-BP-zoned properties hinders the parcel's ability to develop under NR-BP uses. The applicant states that the MX-H will allow uses that are more compatible with the subject site and needs of the surrounding area, such as multi-family residential development. Staff clarifies that the subject site could still develop under NR-BP, but it could not be a mixed-use development or a residential use. The 2017 Comprehensive Plan and the IDO generally support mixing uses and bringing jobs and housing closer together. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few agency comments were received.

Albuquerque Public Schools (APS) noted the school systems that would be impacted (elementary, junior high, and high school) as Mission Avenue Elementary School, Taft Middle School, and Del Norte High School. All have capacity.

Albuquerque Solid waste and PNM offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.29.

Neighborhood/Public

The affected neighborhood organizations are the Alameda North Valley Neighborhood Association (NA), the North Valley Coalition, and the District 4 Coalition of NAs, which were notified as

required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

The applicant stated that the Journal Center Corporation has been contacted and is in support of the future intended use. Additionally, the applicant has stated that the owner of the property is working with the Journal Center Architectural Review Committee (JCARC) on a future proposed site plan for the site. No letters of support have been provided to staff at the time of this writing.

A pre-application neighborhood meeting was not held. A facilitated meeting was not requested. As of this writing, Staff has not been contacted and is not aware of any support or opposition.

IV. CONCLUSION

The request is for a zoning map amendment (zone change) for an approximately 2-acre site described as Tract 3A-2A, plat of Tracts 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1, Journal Center, located at 7644 Jefferson St. NE, between Sun Ave., NE, and San Francisco Dr. NE (the “subject site”).

The subject site is located in the Journal Center Employment Center. It is developed with a vacant commercial Bank and is zoned NR-BP (Non-Residential Business Park Zone District). The applicant wants to change the subject site’s zoning to MX-H (Mixed Use-High Intensity Zone District) to facilitate a proposed future multi-family residential development.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would further a preponderance of applicable Goals and policies.

The affected neighborhood organizations are the Alameda North Valley Neighborhood Association (NA), the North Valley Coalition, and the District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff is not aware of any support or opposition as of this writing.

Staff recommends approval.

FINDINGS - RZ-2022-00020, June 16, 2022- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 2-acre site legally described as Tract 3A-2A, plat of Tracts 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1, Journal Center, located at 7644 Jefferson St. NE, between Sun Ave., NE, and San Francisco Dr. NE (the “subject site”).
2. The subject site is located in Journal Center, a business and industrial park that was conceptualized in the 1980s and has developed according to the Journal Center Master Development Plan. The subject site is developed with a vacant commercial bank.
3. The subject site is zoned NR-BP (Non-Residential Business Park Zone District). The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate future development of mixed-uses, such as multi-family development, although the MX-H zone also allows a variety of commercial uses.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Change and is within the boundaries of the Journal Center Employment Center.
5. Jefferson St. NE is a designated Multi-Modal Corridor and Premium Transit Corridor. Multi-Modal corridors are anticipated to be served by high-frequency and local transit. However, until active Premium Transit stations (see IDO definition) are developed, the underlying corridor designation is used.
6. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Goal and Sub-policies regarding growth and Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

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

The subject site is located in Journal Center, a designated Employment Center, and along Jefferson St. NE, a designated Multi-Modal Corridor. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. When mostly built out, it is appropriate to introduce mixed-use and/or high-density residential uses (Comprehensive Plan, p. 3-4 & p. 5-15). The request for a mixed-use zone would introduce mixed use (multi-family residential is proposed) into a largely built-out, established Employment Center. The request would strengthen this Employment Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a connected Multi- Modal Corridor.

- B. Subpolicy 5.1.1 (a): Create walkable places that provide opportunities to live, work, learn, shop, and play.

The request would allow additional residential uses within an established business & industrial park characterized by office uses, a school, commercial services (hospitality), and retail. The request would provide an opportunity to live and work in an area developed with connected sidewalks, transit, some bike paths, landscaping, and connection to a trail system. Generally, adding residential uses in proximity to work, retail, and open space generally improves walkability.

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

The request would encourage infill development in a designated Employment Center and along a designated Major Transit Corridor, which are appropriate areas to accommodate growth. The subject site would be redeveloped from an underutilized, vacant bank, into a mixed use (proposed multi-family).

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

The subject site is in a designated Employment Center and along a designated Multi-Modal Corridor. The requested zone change to MX-H, does not allow single-family detached housing.

8. The request furthers the following, additional policies and sub-policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

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

The request would direct more intense growth and development of uses allowed in the MX-H (Mixed-Use High Intensity) zone to an Area of Change. The subject site is within the designated Journal Center, Employment Center and along Jefferson St. NE, a designated Corridor.

- B. Policy 5.1.5 (d)- Employment Centers: After employment has been established on 80 percent of the available land, encourage mixed-use development to introduce high-density residential uses that bring housing to jobs.

Journal Center is an established, designated Employment Center that prioritizes employment opportunities. The Comprehensive Plan states, when mostly built out, it is appropriate to introduce mixed-use and/or high-density residential development to Employment Centers (p. 5-15). The request to MX-H, would allow high-intensity mixed uses (mostly multi-family) that would help bring housing to jobs and attract more employment opportunities and foster synergy among a wider variety of uses.

- C. Policy 5.1.11 (a)- Multi-Modal Corridors: Encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment.

The request would facilitate redevelopment of the subject site into a mixed use allowed by the MX-H zone. The request would allow proposed future multi-family uses, bringing residential uses into an established Employment Center and designated Multi-Modal Corridor, Jefferson St. NE.

D. Sub-Policy 5.2.1f: Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors;
- ii. In areas with good street connectivity and convenient access to transit;
- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;
- iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;
- v. In areas where a transition is needed between single-family homes and much more intensive development.

The request for MX-H zoning would allow and encourage higher density housing in a designated Employment Center and along a designated Multi-Modal Corridor, where the street connectivity is good and access to transit convenient.

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

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

The request would facilitate development of future uses under the MX-H zone, including residential uses such as multi-family, which would generally help foster a community where people can live near work. Offering more residential development could expand retail opportunities and bring in more recreational use of the paths and trails within the Employment Center. In general, the request would contribute to creating a complete community where one doesn't currently exist.

B. Sub-Policy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would facilitate future mixed-use development on an infill site within a designated Employment Center. The subject site contains a vacant bank. The MX-H zone district would allow proposed multi-family housing on the subject site, which could contribute to an expanding community within the employment center. It is unknown at this time if future development would be compatible in scale to the surrounding development.

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

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

The subject site is already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land.

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth in this established Employment Center.

11. The request furthers the following Goal and policy regarding jobs and housing in Chapter 5-Land use:

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

The request for MX-H zoning would allow residential uses in an Employment Center and therefore could facilitate residential growth near employment, though it would not prioritize job growth West of the Rio Grande.

- B. Policy 5.4.1- Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The requested MX-H zone district does not allow single-family detached housing. The subject site is located within the designated Journal Center Employment Center, which has a high concentration of jobs. The request would allow higher-density housing, proposed multi-family specifically, inside this employment area. The request furthers Policy 5.4.1- Housing Near Jobs.

12. The request furthers the following Goal, Sub-policy, and policy regarding city development areas and placemaking.:

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

The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it.

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

The request would facilitate creation of a place where business and talent would stay and thrive. The addition of more uses to this existing business destination, such as housing for employees, could help accommodate workers from a talent pool who are looking for proximity of housing to work and a variety of services within close distances. The request generally furthers Goal 8.1-Placemaking.

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

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Centers and Corridors (Employment Centers and Major Transit Corridors), infill and efficient development patterns, and jobs-housing balance (if developed as residential). Therefore, the request is 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: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.
- D. Criterion D: The applicant compared the existing NR-BP zoning and the proposed MX-H zoning and discussed each use that would become permissive. Adding residential uses (the key difference between existing and proposed zoning) to an existing Employment Center is generally not considered harmful. Since the surrounding land is zoned NR-BP, which is considered a more intense zoning category, the commercial uses that would become permissive (some of which are already conditional) would generally not be considered harmful in this setting.

Uses that would become permissive under the MX-H zone, which are not currently allowed, are townhouse, multi-family, assisted living or nursing home, community residential facility, dormitory, group homes, outdoor residential community amenity, art gallery, and grocery store. Some conditional uses in NR-BP would become permissive and A few uses not previously allowed would become permissive accessory uses (see IDO table 4-2-1: Allowable Uses p. 146).

Furthermore, the IDO has Use-Specific standards to mitigate the impacts of uses that could be considered harmful. Note that uses such as pawn shop, adult retail, bar, nightclub, light vehicle repair, club or event facility, and cannabis retail, are permissive in NR-BP and would remain permissive in MX-H.

- E. Criterion E: The subject site is an infill site in an established business park that is adequately served by existing infrastructure and therefore meets requirement E.1.
- F. Criterion F: Though the subject site's location along Jefferson St. NE (a Principal Arterial) factors into the policy analysis, the applicant is not completely basing their justification upon it. Rather, the request would generally strengthen Centers and Corridors and direct growth to an appropriate location in accordance with the Comprehensive Plan.
- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.
- H. Criterion H: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. NR-BP zoning surrounds the subject site in all four directions. There is some MX-M zoning within the Journal Center Employment Center and one MX-H zoned property within 600' of the subject site. The applicant acknowledges that the request would create a spot zone, but explains that it would be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

As required, the applicant chose one of the reasons: number two, stating that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-BP). Topography and traffic are not factors, because they would be similar to the situation of other tracts. Rather, the applicant states that the size and scale of the subject site in comparison to the adjacent NR-BP-zoned properties hinders the parcel's ability to develop under NR-BP uses. The applicant states that the MX-H will allow uses that are more compatible with the subject site and needs of the surrounding area, such as multi-family residential development. Staff clarifies that the subject site could still develop under NR-BP, but it could not be a mixed-use development or a residential use. The 2017 Comprehensive Plan and the IDO generally support mixing uses and bringing jobs and housing closer together.

- 14. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Centers and Corridors (Employment Centers and Major Transit Corridors), infill and efficient development patterns, and jobs-housing balance (if developed as residential), and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.
- 16. The affected neighborhood organizations are the Alameda North Valley Neighborhood Association (NA), the North Valley Coalition, and the District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
- 17. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION - RZ-2022-00020, June 16, 2022

APPROVAL of Project #: 2022-006971, Case #: 2022-00020, a zone change from NR-BP to MX-H, for Tract 3A-2A, plat of Tracts 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1, Journal Center, located at 7644 Jefferson St. NE, between Sun Ave., NE, and San Francisco Dr. NE, an approximately 2-acre site, based on the preceding Findings.

Megan Jones,

**Megan Jones, MCRP / MPA
Current Planner**

Notice of Decision cc list:

Consensus Planning, cp@consensusplanning.com

JC 7644 Jefferson, LLC, scott@argusinvestmentrealty.com

North Valley Coalition, Peggy Norton, peggynorton@yahoo.com

North Valley Coalition, Doyle Kimbrough, newmexmba@aol.com

District 4 Coalition of Neighborhood Associations, Daniel Regan, dlreganabq@gmail.com

District 4 Coalition of Neighborhood Associations, Mildred Griffiee, mgriffiee@noreste.org

Alameda North Valley Association, Steve Wentworth, anvanews@aol.com

Legal, dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

No Comments.

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

1. No objections to rezoning from residential to open space.
2. When these parcels are proposed to be developed, please submit a request for an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- If the zone map amendment is approved where will the tenants dispose of their recycle. This proposed multi-family dwelling will be required to pay for recycling.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

ABQ Ride supports the goal of creating residential infill in business-oriented areas.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

- a. APS Comment: Single-family residence at this location impacts the following schools: Mission Ave Elementary School, Taft Middle School, and Del Norte High School.
- i. Residential Units: **72**
 - ii. Est. Elementary School Students: **19**
 - iii. Est. Middle School Students: **8**
 - iv. Est. High School Students: **8**
 - v. Est. Total # of Students from Project: **35**

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

School	2021-2022 (40th Day) Enrollment	Facility Capacity	Space Available
Mission Ave. Elementary School	340	463	123
Taft Middle School	298	550	252
Del Norte High School	1,076	1,393	317

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. There are PNM facilities abutting the site and/or in easements along Jefferson Street and both Sun Avenue frontages.
2. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM. Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.
3. The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
4. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



Figure 1: Looking NW at the subject site, vacant bank.

Figure 2: photo of sign posting and subject site from Sun Ave.



Figure 3: Development across Jefferson St. - SW of the Subject Site.



Figure 4: Looking west from the subject site at Jefferson St.

Figure 5: The plaza north strip mall abutting the northern lot line of the subject site.



Figure 6: Looking SE across Sun Ave from the subject site at commercial development.

ZONING

Please refer to IDO Section 14-16-2-5(B) for the NR-BP Zone District
& IDO 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
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: JC 7644 Jefferson, LLC		Phone: 505-855-7602
Address: 303 Roma Ave NW #200		Email: scott@argusinvestmentrealty.com
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 Eighth St. NW		Email:
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List <u>all</u> owners: JC 7644 Jefferson, LLC

BRIEF DESCRIPTION OF REQUEST

This request is for a zone map amendment from NR-BP to MX-H for a 1.74 acre property located at 7644 Jefferson Street NE.

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

Lot or Tract No.: 3A-2A	Block:	Unit:
Subdivision/Addition: Journal Center	MRGCD Map No.:	UPC Code: 101706342624710810
Zone Atlas Page(s): D-17	Existing Zoning: NR-BP	Proposed Zoning: MX-H
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.74

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Jefferson	Between: Sun	and: San Francisco
--------------------------------	--------------	--------------------

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

PRT 22-050

Signature: <i>Samuel Jensen</i>	Date: 5/2/22
Printed Name: Samuel Jensen (Consensus Planning)	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

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

- ☐ Interpreter Needed for Hearing? ☐ if yes, indicate language: _____
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (*not required for Amendment to IDO Text*) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☒ **ZONING MAP AMENDMENT – COUNCIL**

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


☐ **ANNEXATION OF LAND**

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

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

Signature: <u>Samuel Jensen</u>	Date: _____
Printed Name: Samuel Jensen (Consensus Planning)	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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



Updated June 2, 2022

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

RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Consensus Planning is submitting this request for approval of a Zoning Map Amendment – EPC on behalf of JC 7644 Jefferson, LLC. The purpose of this letter is to provide justification for a Zoning Map Amendment by responding to the decision criteria specified in Integrated Development Ordinance (IDO) Section 14-16-6-7(G) and outlining how this request supports and furthers the Comprehensive Plan's goals and policies. The subject property is located at the northeast corner of Jefferson St. NE and Sun Ave. NE in the Journal Center development (see Figure 1). The request consists of one property of 1.74 acres, which is legally described as: TR 3A-2A PLAT OF TRACTS 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1 JOURNAL CENTER CONTAINING 1.7388 ACRES MORE OR LESS.

This property is currently zoned NR-BP, Non-Residential Business Park, and this request is to rezone the property to MX-H, Mixed-Use High Intensity to allow a multi-family residential development. The request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

Figure 1. Subject site and surrounding context.



PRINCIPALS

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

PROJECT SUMMARY

The Applicant requests a Zoning Map Amendment for the property located near the northeast corner of Jefferson St. NE and Sun Ave. NE, and the requested zone change is for MX-H Mixed-Use High Intensity. The goal of this zoning map amendment is to facilitate the development of a multi-family residential building. In addition to multi-family, the zone change request will allow for other residential uses, such as townhomes and assisted living facilities, as well as grocery stores. At the same time, it scales back some of the larger-scale and more intense uses currently allowed by the NR-BP zoning.

SITE HISTORY

The site currently houses a vacant bank building, which was previously a Bank of America branch office. This building will be demolished if this application is approved. Prior to adoption of the IDO, the zoning was IP: Industrial Park. There is no additional case history readily available based on the City’s map viewer.

SITE VISION

The subject property is located within the Journal Center Employment Center, which is a regional employment center first developed in the early 1980s. However, Journal Center currently has an imbalance of jobs to households and is becoming less competitive as market trends move towards work from home and mixed-use communities. This trend toward mixed-use walkable centers is also identified as desirable in the Albuquerque/Bernalillo County Comprehensive Plan. This request for a zone change to MX-H, if approved, will allow for additional residential development within the Journal Center area while not allowing additional nuisance uses or significantly increased built density. The combination of the allowance for residential uses and grocery stores along with the slightly lower intensity of uses is compatible with the surrounding area, helping it to become a more complete, mixed-use community.

Figure 2. View of site looking north on Jefferson St. NE



LAND USE AND ZONING

The subject site is within the North I-25 Community Planning Area and is designated as an Area of Change in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan). The parcel is within the Journal Center Employment Center, which is largely zoned NR-BP. Two nearby parcels in the Journal Center area have recently been rezoned mixed use: one approximately one block southwest of the subject site (zoned MX-H), and one ¼ mile to the north (zoned MX-M). The northern property is currently under construction with a 158-unit apartment project and the southern property is completing their site plan for a new 209-unit multi-family project as well. Due to the already evolving mixed-use character of the Journal Center and nearby mixed-use zoning designations interspersed with the NR-BP and NR-LM zones, in addition to conformance with the City's Comprehensive Plan as described in this letter, it is clear that this request does not constitute impermissible spot zoning under New Mexico law.

Figure 3. Zoning

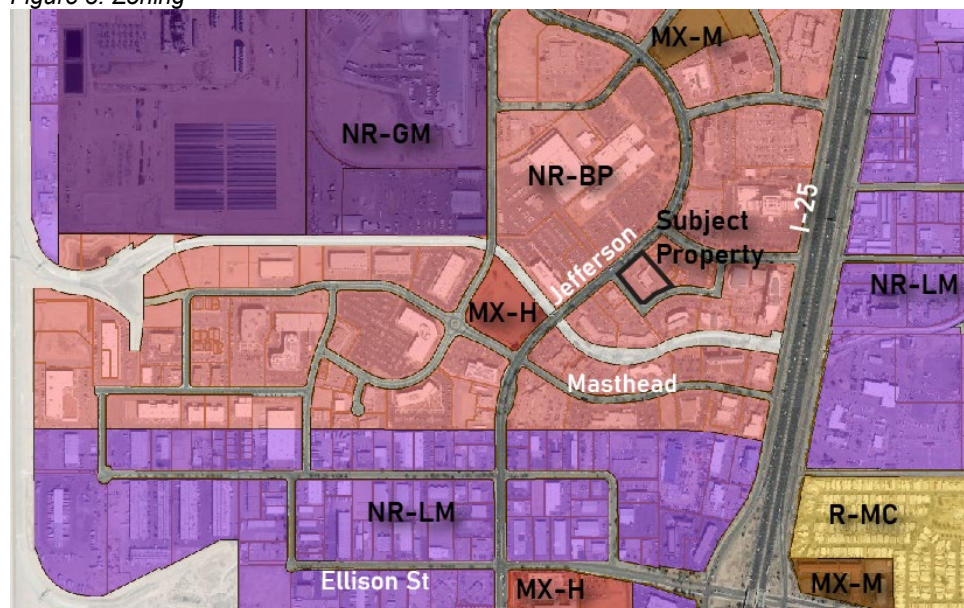


Figure 4. Land Use

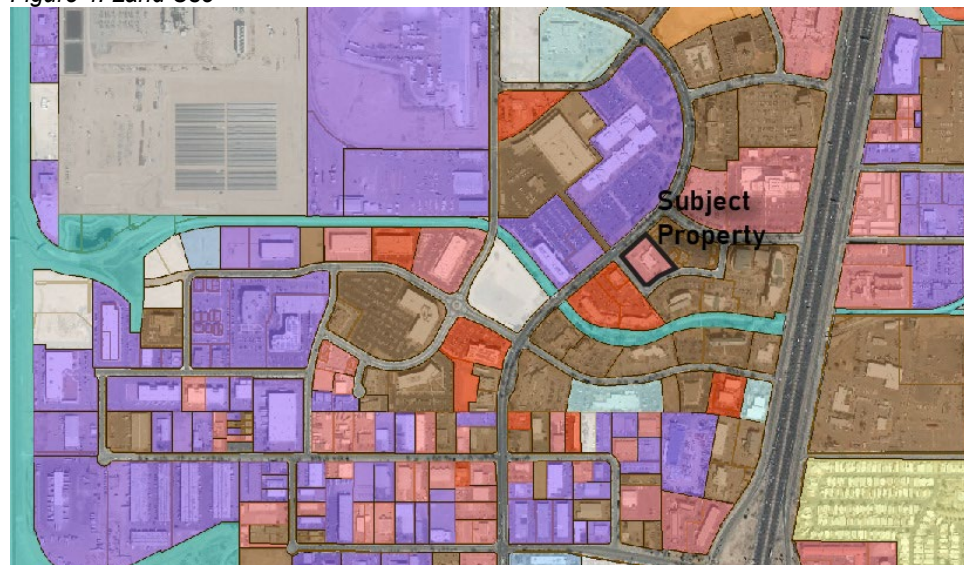


TABLE 1. Surrounding Zoning & Land Use

NORTH	NR-BP	Industrial
EAST/NORTHEAST	NR-BP	Office
SOUTHWEST	NR-BP, MX-H	Commercial Retail, Vacant (Proposed Multi-family)
WEST	NR-BP	Industrial

PLANNING CONTEXT

The subject property is located within an “Area of Change,” as designated by the Comprehensive Plan, and is along Jefferson St. NE, a principal arterial, and a designated Multi-Modal Corridor. Jefferson St. NE also has a premium transit overlay, however premium transit stations have yet to be developed. The subject property is also within the Journal Center Employment Center.

The subject property is within the North I-25 Community Planning Area as defined in the Comprehensive Plan.

NEIGHBORHOOD ASSOCIATION NOTICES AND PROPERTY OWNER LETTERS

Pre-application notifications were sent to the following Neighborhood Coalitions and Associations on April 8th, 2022 (and no meeting was requested):

- North Valley Coalition
- District 4 Coalition of Neighborhood Associations
- Alameda North Valley Association

Property owner notification was sent by certified mail to all property owners within one hundred feet of the project site on May 2nd, 2022. Neighborhood association notification was sent via email to the organizations listed above per City direction on May 3rd, 2022.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

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

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

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

Applicant response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not conflicting with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies below.



ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is within the North I-25 Community Planning Area and is designated as an Area of Change in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan).

Approval of the requested zone change is more advantageous to the community as articulated by, and clearly facilitates realization of, the ABC Comp Plan. The following is an analysis of the applicable ABC Comp Plan goals and policies.

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

Applicant Response: The request furthers this goal and its policies and sub-policies because it will allow for new growth and development of an underutilized site within a mostly developed Employment Center located along a Multi-Modal Corridor. Per the Comprehensive Plan, it is beneficial and appropriate to add mixed-use or higher-density residential development to an Employment Center once it is mostly built-out and does not undermine its primary purpose of creating jobs.

Policy 5.1.1 Desired Growth, Sub-Policy a): Create walkable places that provide opportunities to live, work, learn, shop, and play.

Applicant Response: The development of the subject property furthers this sub-policy by changing zoning to allow for additional housing units and mixed-uses in a location that is well served by safe, accessible sidewalks; and within a short walk of jobs, schools, retail, and recreational opportunities. The surrounding Journal Center Employment Center offers a wide variety of retail, hospitality, office, and industrial jobs within walking distance. The subject property is also located directly across Sun Ave. NE from a small shopping center and an under ten-minute walk from a trailhead that offers connections to the regional trail network. A public 6-12 charter school is also located approximately ½ mile away.

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

Applicant Response: The development of the subject property furthers this sub-policy by encouraging redevelopment of an existing underutilized property in an Employment Center and on a Multi-Modal and Future Premium Transit Corridor.

At present, the subject property is a vacant bank building. A zone change to MX-H will allow for redevelopment with multi-family housing or similarly intense mixed-uses will encourage more compact development and infill while providing an expanded customer base for surrounding businesses.

Policy 5.1.1 Desired Growth, Sub-Policy f): Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

Applicant Response: This request furthers this sub-policy by designating MX-H zoning, which does not allow single-family housing, in an Employment Center and on a Multi-Modal and Future Premium Transit Corridor.

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

Applicant Response: The request helps further this policy by directing the intense high-density residential and mixed-use development allowed in the MX-H zone to an Area of Change which is in both a designated center and along a designated corridor. The zone change request to allow multi-family residential and similarly scaled mixed uses promotes the redevelopment of an otherwise underutilized site that currently does not match the scale and intensity of many of the surrounding properties within the Journal Center. Approving the requested change will align the site with similarly intense mixed-use zones within the Journal Center and the surrounding Area of Change.

Policy 5.1.5: Employment Centers, Sub-policy d): After employment has been established on 80 percent of the available land, encourage mixed-use development to introduce high-density residential uses that bring housing to jobs.

Applicant Response: There are only a couple of vacant parcels of land left within the Journal Center Employment Center with employment uses the dominant land use, so it is the appropriate time to encourage more mixed-use development to balance the housing and jobs within this area of Albuquerque. This request furthers this policy by allowing the addition of high-density residential uses on a small, underutilized site within a largely built-out employment center.

Policy 5.1.11: Multi-Modal Corridors, Sub-policy a): Encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment.

Applicant Response: While not a strip development per se, the current site and building are very automobile oriented. This request helps further this policy by allowing for the redevelopment of the aging drive-through bank facility into a mixed-use or high-density residential development. The requested zone change is necessary to allow for additional housing and more pedestrian-oriented development appropriate for Multi-Modal Corridors.

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

Applicant Response: This zone change request facilitates this goal because it will allow the development of the subject property with additional mixed-uses, particularly with the addition of housing units in an area that already offers opportunities to work, learn, shop, and play. Adding additional housing units will help transition Journal Center towards becoming a more complete community.

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

Applicant Response: This zone change request supports this policy because it will bring additional uses to the Journal Center Employment Center in a location that has strong pedestrian, transit, bicycle, and roadway connections to the rest of the city.

Policy 5.2.1 Land Uses, Sub-policy f): Encourage higher density housing as an appropriate use in the following situations: within designated Centers and Corridors; In areas with good street connectivity and convenient access to transit.

Applicant Response: This request furthers this sub-policy by facilitating the development of higher density housing within a designated center (Journal Center) with good street connectivity and convenient access to transit. The subject property is served by transit routes 140 and 251 which offer regular daytime service and is within a 5-minute drive of the Los Ranchos/Journal Center Rail Runner Station.

Policy 5.2.1 Land Uses, Sub-policy h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Applicant Response: This request furthers this sub-policy by facilitating infill development of the property with multi-family housing, which will complement the employment and retail opportunities already within Journal Center. The form and scale of a multi-family residential building will, per the MX-H requirements, be remarkably similar to surrounding multi-story office buildings, and site landscaping and setbacks would be consistent with Journal Center standards.

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

Applicant Response: The requested zone change will further this goal by promoting development on an infill site that is served by existing infrastructure and public facilities. By allowing higher-density residential development on this site, the requested zone change will allow a more efficient use of land and existing infrastructure.

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

Applicant Response: The requested zone change furthers this policy by providing the appropriate zoning to encourage the development of an infill site served with existing infrastructure and public facilities.

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

Applicant Response: This zone change request supports the balancing of jobs and housing by encouraging additional residential growth within an established employment center with an existing concentration of jobs.

Policy 5.4.1 Housing near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

Applicant Response: This zone change request furthers this policy by allowing higher-density (but not single-family) housing in an area with concentrated employment.

6-7(G)(3)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character.

The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

Applicant response: The site is not located in an Area of Consistency.

6-7(G)(3)(c): If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

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

Applicant response: Criteria #3 applies to this request. As shown in the previous section, a zone change from NR-BP to MX-H is more advantageous for the community and support numerous comprehensive plan goals, including encouraging complete mixed-use neighborhoods, allowing higher density along multi-modal and premium transit corridors, and encouraging infill development that uses existing infrastructure more efficiently.

6-7(G)(3)(d): The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant response: The requested zoning of MX-H does not allow additional permissive uses that would be harmful to the adjacent property, neighborhood, or community. The primary change in permissive uses between NR-BP and MX-H

is the addition of residential uses, including multi-family. The table below provides a comparison of uses from the NR-BP and MX-H zones.

TABLE 2. IDO ZONING COMPARISON: NR-BP VS. MX-H		
Use	NR-BP	MX-H
Dwelling, single-family detached, cluster development, cottage development, two-family detached	-	-
Dwelling, townhouse, multi-family	-	P
Dwelling, live work	CA	P
Assisted living facility or nursing home	-	P
Community residential facility, small, medium	-	P
Dormitory	-	C
Group home	-	C
Community center or library	C	P
Blood services facility	P	C
Kennel	P	-
Adult entertainment	P	-
Construction contractor facility and yard	P	C
Paid parking lot	P	A
Other outdoor entertainment	P	A
Art gallery	-	P
Building and home improvement materials store*	P	C
General retail, large*	P	C
Railroad yard*	C	-
Park and ride lot	P	C
Helipad	P	CA
Light manufacturing	P	A
Grocery store*	-	P
Campground/RV park	P	-
Outdoor vehicle, Salvage yard, Heavy vehicle and equipment sales, rental, fueling, repair	C	-
Warehousing and wholesaling	P	C

**Not practical due to size/property constraints.*

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

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

Applicant Response: The subject property will be adequately served by the existing City infrastructure immediately adjacent to the property and surrounding area. Existing infrastructure includes sidewalks, roadways, water, sewer, and storm drain facilities. The site is also located within ½ mile of a trailhead connecting to the city's trail system.

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

Applicant response: The justification for this Zoning Map Amendment is not based on the property's location on a major street but rather the request being more advantageous to the community as articulated by the Comprehensive Plan.

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

Applicant response: The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, encouraging redevelopment of an underused parcel helps support the economic vitality of the neighborhood and will be a positive step for the neighborhood and community overall.

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

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

Applicant response: Due to the already evolving mixed-use character of the Journal Center and nearby mixed-use zoning designations (including already approved MX-H zoning) in the surrounding area, the Applicant strongly believes that this request does not constitute impermissible spot zoning. As far as the request applies to a single lot different from the adjacent properties, the request creates a justifiable spot zone because the proposed MX-H zone clearly facilitates the ABC Comprehensive Plan and benefits the community by promoting walkable infill development and providing additional residential options in an established Employment Center. Furthermore, this request meets criteria two, suitability. The small size of the subject parcel in comparison to surrounding NR-BP parcels, as well as its location surrounded on three sides by streets makes it less suitable for the uses allowed in the NR-BP zone. A rezoning to MX-H would allow the subject parcel to be put to its highest and best use.

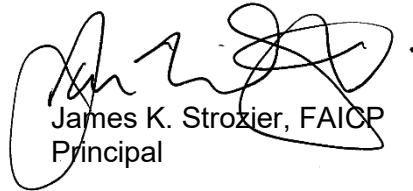
CONCLUSION

The requested Zoning Map Amendment from NR-BP to MX-H will facilitate redevelopment of a vacant, aging, auto-oriented bank facility with an appropriately scaled mixed-use or multi-family residential development. This request of the property owner is consistent with and significantly furthers numerous goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan. Based on the extensive analysis provided in this letter, and



on behalf of JC 7644 Jefferson, LLC, we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment.

Sincerely,



James K. Strozier, FAICP
Principal

PRE-APPLICATION MEETING NOTES

PA#: 22-050 Notes Provided (date): 3-7-22

Site Address and/or Location: _____

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

Request Zoning Map Amendment from NR-BP to MX-H for a multi-family residential development.

Basic Site Information

Current Use(s): Commercial Retail-Bank

Size (acreage): 1.74

Zoning: NR-BP

Overlay Zone(s): N/A

Comprehensive Plan Designations

Corridor(s): Jefferson St Premium Transit

Development Area: Area of Change

Near Major Public Open Space (MPOS)?: N/A

Center: Journal Center Employment Center

Integrated Development Ordinance (IDO)

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

Proposed Use(s): Dwelling, multi-family

Use Specific Standards: 4-3(B)(7)

Applicable Definition(s): **Multi-family Residential Development**

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

Employment Center (EC)

An area designated as an Employment Center in the ABC Comp Plan, as amended.

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

Notice

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

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

Process

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment - EPC

Specific Procedure(s)*: 14-16-6-7(G)

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

Decision Making Body/ies: EPC Is this a PRT requirement? Yes

Handouts Provided

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

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

Additional Notes:

- DRB-94-211 is not included in this plat or site plan for subdivision
- DRB-96-225 does not include this Tract
- Multi-family development is Permissive within the MX-H zone district, although changing the zoning will create a Spot Zone within a heavy NR-BP area and sound justification will be required for the request to be approved. There is currently only 1 tract designated as multi-family residential within the Journal Center Master Development Plan, but not within the Employment Center.

1. Are there any concerns about additional multi-family residential or the mx-h zone district?

- The subject site is within the Journal Center Corporation Master Development Plan, and working with the Journal Center Architectural Review Committee (JCARC) will be a requirement for any future development on the site. Proper notification will be required AND THE Journal Center Corporation must agree to the intended use/development.
 - The subject site must adhere to the Journal Center Master Development Plan Guidelines or if there are not any for the subject site, the IDO standards. Whichever is more stringent.
 - FBT architects is familiar with the Journal Center Corporation and working with them through design guidelines an getting letters of approval.

2. Does the City have concerns regarding multi-family projects in the Journal Center Employment Center?

- Please review the ABC Comprehensive Plan for specific Employment Center Standards.
- According to the ABC Comp Plan: "Once Employment Centers are largely developed, it may be appropriate and beneficial to introduce mixed-use and/or higher density residential development.

3. Parking reductions:

- Please review IDO 14-16-5-5 for Parking Development Standards and Table 5-5-1 for approximately 72 units.
 - Dwelling, multi-family 1.5 spaces / DU
 - UC-MS-PT: 1 space / DU- The Site is located on a Premium Transit Corridor so is required 1 space / DU
 - Please see 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas
 - A 20% parking reduction will be allowed in the Center and corridor area, where Table 5-5-1 does not call out a reduction.

4. *Does the Journal Center Master Development Plan impose any height limits beyond that of the underlying zoning?*

- *Please review the Journal Center Master Development standards for all height requirements. Journal Center plans can be found here: <https://www.cabq.gov/planning/plans-publications/approved-master-development-plans>*

PRT 22-050 (7644 Jefferson NE/Case No. DRB-96-225 & DRB-94-211)

Information for Site Development – Transportation Development

For additional information contact, for any type of Amendment, Jeanne Wolfenbarger (924-3991).

May 2, 2022

Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. and FBT Architects to act as agents for JC 7644 Jefferson, LLC for a Zoning Map Amendment, Site Plan – DRB, and all other related applications for property located at 7644 Jefferson Boulevard NE and legally described as follows:

- TR 3A-2A PLAT OF TRS 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1 JOURNAL CENTER CONT 1.7388 AC M/L OR 75,742 SF M/L

JC 7644 Jefferson, LLC is the owner of the property (see attached deed). Thank you for your consideration.

Sincerely,



Scott Throckmorton
Managing Member
JC 7644 Jefferson, LLC



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: D-17 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR 3A-2A PLAT OF TRACTS 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1 JOURNAL CENTER CONTAINING 1.7388 ACRES MORE OR LESS.

Development Street Address: 7644 Jefferson St. NE

Applicant: Consensus Planning Contact: Samuel Jensen

Address: 302 Eighth St. NW Albuquerque, NM 87102

Phone#: 505-764-9801 Fax#: 505-842-5495

E-mail: jensen@consensusplanning.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: NR-BP to MX-H

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

Change of Zoning: (✓)

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

Describe development and Uses:

Rezoning of subject property from NR-BP to MX-H to facilitate the building of a multifamily residential development

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): N/A - Not yet known

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code Most likely 221 - Mid-Rise Multi-family

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name Sun Ave NE and Jefferson St. NE (may change with new development)

Adjacent Roadway(s) Posted Speed:

Street Name	Jefferson St NE	Posted Speed	35
Street Name	Sun Ave NE	Posted Speed	25

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Principal arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Employment center
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 17,647 AWDT (2016) Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Routes 140, 251 Nearest Transit Stop(s): Jefferson at San Francisco

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed bike lane on Jefferson in bike plan
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Complete, high quality sidewalks on all adjoining streets

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination


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

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

Thresholds Met? Yes [] No ☒

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

Notes: Zoning Map revision, Traffic Scoping will need to be reevaluated when the property is being developed.

 P.E.
TRAFFIC ENGINEER

4/27/2022
DATE

Submittal

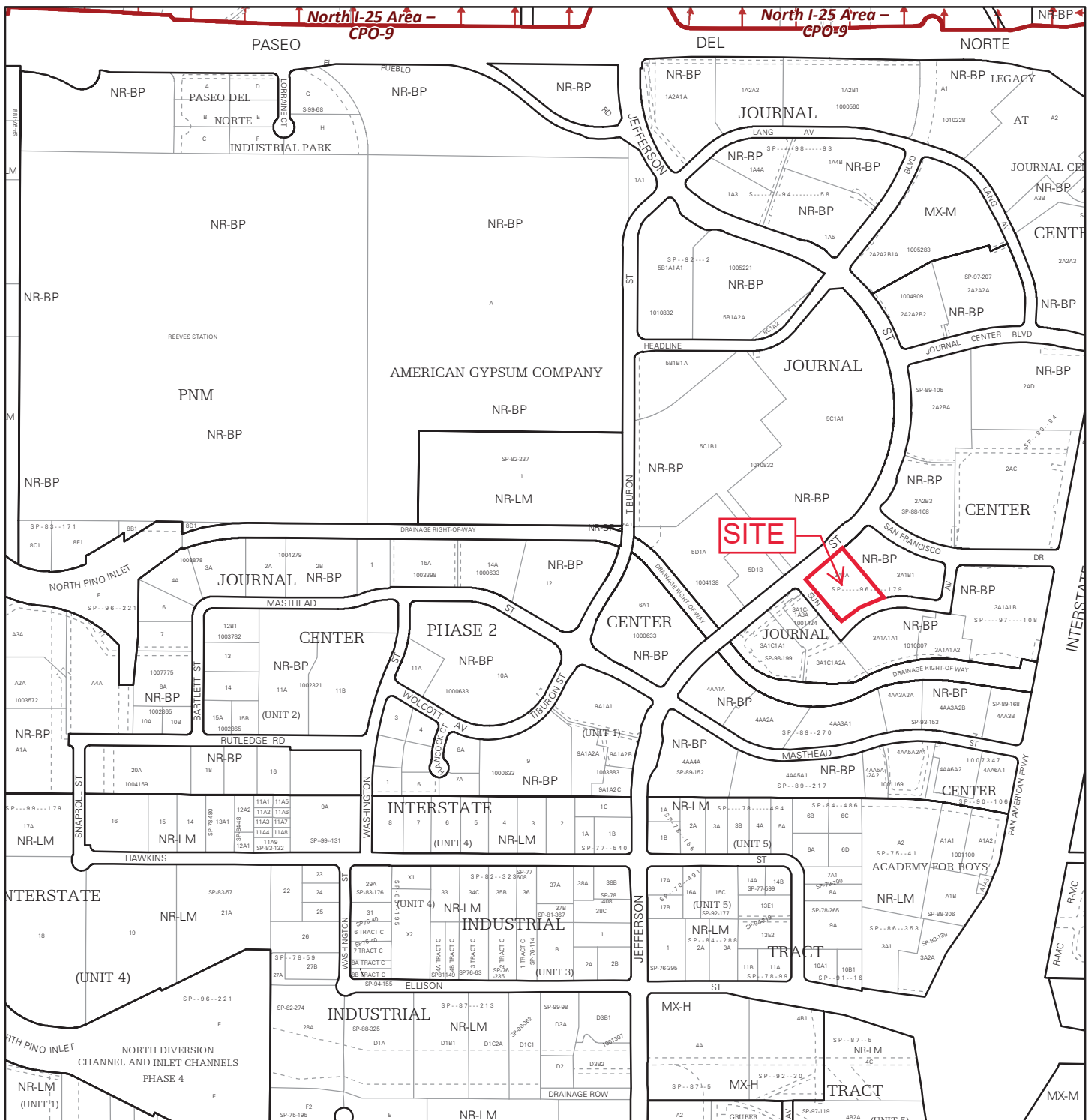
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

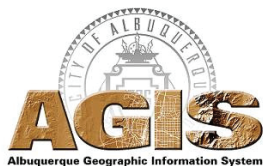
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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

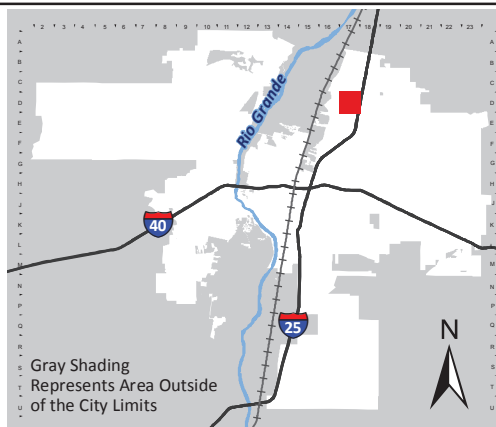


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page: D-17-Z

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


0 250 500 1,000 Feet

MEMORANDUM: CRITERION D & H
REVISED JUSTIFICATION



Memorandum

To: Megan Jones, Planner

From: Michael Vos, Consensus Planning, Inc. 

Date: June 7, 2022

Re: 7644 Jefferson Zoning Map Amendment Criteria D and H

The purpose of this memo is to provide supplemental justification for criteria (d) and (h) for approval of a Zoning Map Amendment – EPC at 7644 Jefferson Boulevard NE as follows:

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-0 associated with that use will adequately mitigate those harmful impacts.

Applicant Response: The existing justification letter includes a list of the permissive and conditional uses made available with the requested Zoning Map Amendment, as well as those that are eliminated due to the change. In general, a variety of residential uses become permissive with the change to MX-H zoning, including townhouse, live-work, and multi-family dwellings; assisted living facilities and nursing homes; and community residential facilities and group homes. As residential uses, these will not create any harmful impacts to the surrounding properties, the neighborhood, or community. Conversely, this addition, which is the primary purpose of the requested zone change provides a net benefit to the neighborhood and community by adding needed housing in an area that is already changing to include more residential uses. The surrounding uses will not negatively impact the proposed development because they mostly consist of low impact office and commercial uses. However, if heavier impact industrial uses exist or are proposed adjacent to this site in the future, the Edge Buffer Landscaping section of the IDO becomes applicable and will mitigate any potential impacts.

Other uses that become permissive include community centers and libraries, art galleries, grocery stores, and general retail, medium (as opposed to large). These uses are also incredibly low impact while providing useful services to residents that will soon be living in this area. This is especially the case compared to other permissive uses already allowed in the surrounding area by the NR-BP zone district. For example, large general retail, building and home improvement stores, and warehouses are currently allowable and create greater neighborhood impacts related to traffic, noise, etc. Those uses, which are beneficial to the community as a whole, are still allowable under the MX-H zone albeit as Conditional Uses, which allows them to be carefully considered on a case-by-case basis.

Lastly, the IDO includes use-specific standards for most, if not all, of these uses that help mitigate their impacts. There are additional landscaping requirements for multi-family residential developments, limits on outdoor displays and storage activities, and size limitations (as applicable), in addition to the other development standards that apply to any development per the IDO and the Journal Center Master Development Plan.

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

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

Applicant Response: To expand on the rationale offered in our justification letter, the subject property is located less than 600 feet from another parcel that recently had its zoning changed from NR-BP to MX-H. This change, and the development of multi-family residential within Journal Center less than 1,500 feet to the north, along with the extensive policy analysis provided in the justification letter support the statement that the request clearly facilitates implementation of the ABC Comp Plan.

With respect to the subject property and request:

- The request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan because the provision of additional housing near and within built-out Employment Centers is a policy goal of the City of Albuquerque, among others.
- Looking beyond the immediately adjacent parcels, it is consistent with other zoning in the surrounding area and permits largely similar uses.
- As described in the response to criterion (d) above, the request does not harm neighboring properties or the community.

Based on this analysis, the Applicant does not believe the request constitutes illegal spot zoning but is appropriate and justified. Furthermore, the subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby (Criterion 2). Many of the distinctive allowable uses of the NR-BP zone are large-scale compared to those of other zone districts, including MX-H, such as warehouses, light manufacturing, large retail facilities, and home improvement stores. However, the subject site is small and surrounded on three sides by public streets, so it is not suitable for these uses as it cannot be expanded to accommodate them.

In addition, the site has dealt with vacancy and a lack of demand based on the prevalence of other office uses nearby that make reuse of the vacant bank on the subject site problematic. This request is similar to the change from NR-BP to MX-H for the property located less than 600 feet to the southwest of the subject site. In that 2021 decision, the EPC determined that adjacent NR-BP properties constituted a special adverse land use that impeded the ability of the landowner to develop the property based on current trends and market factors. While the subject site could potentially be developed under NR-BP, it cannot be developed with large-scale, in demand industrial and distribution uses because of its size. The existing zoning also does not allow residential, either as a mixed-use project or standalone apartments, which is a critical community need. The site was developed as a drive-through bank, which is permissive in many IDO zone districts, and is currently vacant. Local and national trends indicate a high demand for residential uses and changing the zoning to MX-H addresses this demand while also supporting City policy objectives and continuing to allow for other uses not dissimilar from the NR-BP zone.

STAFF INFORMATION

May 26, 2022

TO: Consensus Planning

FROM: Megan Jones, Current Planner
City of Albuquerque Planning Department

TEL: (505) 924-3352

RE: Project # 2022-006971, 7644 Jefferson Zone Change

I've completed a first review of the proposed zoning map amendment (zone change). I would like to discuss the request and have a few revisions to the notification and justification letter. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zoning change justification letter pursuant to the zone change criteria (one PDF copy) by: **Thursday, June 2, 2022.**

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

1) Introduction:

- A. I have done my best for this review and with the information I am asking for today. Keep in mind that additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: all or a portion of Tract 3A-2A, plat of Tracts 3A-2A, 3A-1A-1, 3A-1B-1 & 3A-1C-1, Journal Center, located at 7644 Jefferson St. NE, between Sun Ave., NE, and San Francisco Dr. NE, approximately 2 acres (D-17). Does this look correct?
- C. It is my understanding that this request is for a Zoning Map Amendment to MX-H (Mixed-use – High Intensity) from NR-BP. This zone change will create a spot zone and sound justification for change is required.
- D. The subject site is within the Journal Center Corporation Master Development Plan. Can you provide a letter from the corporation that they are aware of and agree with this request?
 - Working with Journal Center Architectural Review Committee (JCARC) will be a requirement for any future development on the site. Proper notification will be required AND the Journal Center Corporation must agree to the intended use/development per the Master Development Plan.
- E. You mention that future proposed development is for multi-family development. Please format your justification and project description around the MX-H use from an overall planning perspective and how it would impact the surrounding community and uses, since the zone would allow for several types of development.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for June 16, 2022. Final staff reports will be available one week prior, on June 9, 2022.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). 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.

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. It looks like a pre-application facilitated meeting was not requested. Is that correct?
- C. Can you provide proof of notification to property owners/neighbors within a 100' buffer of the site? Please provide a list so we can cross verify. Are these the 10 certified mail receipts provided? Thank you for providing photos of the certified mail.
- D. **The sign posting period is 15 days prior and after the EPC hearing date from Wednesday June 1, 2022 to July 1, 2022.**
- E. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. In general, the project letter is off to a good start. I have a few revisions to the project overview and policies.
- B. Please expand your project summary and site vision based on the zone change request to MX-H. I understand the future proposed use is for mutli-family, but this request needs to focus on the current zone change. How would MX-H impact the surrounding Employment Center and the site? What are the allowable uses and those potential impacts, etc.? It's okay to leave in the future goal, but that could change. Think about this from an overall planning perspective.
- C. Please add more site history. Are there any previously approved zone changes or site plans?
- D. Please add a section under LAND USE AND ZONING or simply expand on the zone change creating a spot zone. How will the spot zone facilitate implementation of the ABC Comp Plan. You can expand here based on your response to criterion H.

- D. The conclusion is one sentence. The purpose of a conclusion is to summarize your main points. You can do this by summarizing the main points of your justification (review and decision criteria) or the request in general.

5) Zone Map Amendment (zone change) – review & decision criteria overview:

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. **Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.**
- B. Overall, your responses can be strengthened. Please revise or expand on the following goals/policies:
- Policy 5.1.1 a: Please revise this response to justify how the zone change is furthering this policy. Remember, you are requesting a zone change, so that’s what your responses should be based on. If you are going to include the proposed future use of a multi-family development in your responses, please add in language that lets the commission know that the zone change, if approved, will allow this “proposed future use.”
 - This goes for a lot of your response. Read through them and make sure they are tailored to the zone change and not the potential future use, since there can be many uses developed once the zone change is approved.
 - Policy 5.1.1 c: See comment to sub policy a above. Please expand on how the zone change furthers this policy and how it discourages the need to development at the urban edge.
 - Policy 5.1.2: please try to strengthen this response.
 - Policy 5.1.5: please expand.
 - Policy 5.1.11 – not sure this policy applies since this isn’t a commercial strip development. Either take out or revise.
 - Goal 5.2: expand on how the “proposed future use” of multi-family development is an allowable use once the request is approved.
 - Expand on the response to Criterion H. Since this request creates a spot zone, sound justification is required. Does 1, 2, 3 or multiple apply to the subject site? You can also add information about the one other MX-H spot zone already in the employment center. We just need more substance to justify the spot zone.

NOTIFICATION

Samuel Jensen

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Friday, April 8, 2022 9:04 AM
To: Samuel Jensen
Subject: 7644 Jefferson St. NE Neighborhood Meeting Inquiry Sheet Submission
Attachments: Zone Atlas Page with Site Identified.pdf

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	M
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	Albuquerque	NM	87113	5

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

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

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

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



Dalaina L. Carmona

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

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Samuel Jensen

Telephone Number

(505) 764-9801

Email Address

jensen@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Physical address of subject site:

7644 Jefferson St. NE

Subject site cross streets:

Sun Ave NE

Other subject site identifiers:

This site is located on the following zone atlas page:

D-17-Z

Captcha

x

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Descr	Property Cl	Acres
101706342120740515	JOURNAL CENTER CORP C/O MICHAEL SMOCK	7777 JEFFERSON ST NE	ALBUQUERQUE NM 87109-4343	7610 SUN AV NE	ALBUQUERQUE NM 87109	TRACT 3A-: C		2.2075
101706336131910110	JOURNAL PUBLISHING CO ETAL	7777 JEFFERSON ST NE	ALBUQUERQUE NM 87103-4343	7802 TIBURON ST NE	ALBUQUERQUE NM 87109	TR 5C-1B-1 C		10.8729
101706346225511511	JOURNAL CENTER CORP CHAPMAN COMPANIES	404 BRUNN SCHOOL RD BLDG A	SANTA FE NM 87505	5100 SAN FRANCISCO DR NE	ALBUQUERQUE NM 87109	TRACT 3A-: C		2.7347
101706338926210101	JCC-TWO LLC	8220 LOUISIANA BLVD NE SUITE B	ALBUQUERQUE NM 87113	JEFFERSON	ALBUQUERQUE NM 87109	TR 5D-1-B I C		1.3589
101706340123540517	JOURNAL CENTER BUILDING LLC	6801 JEFFERSON ST NE SUITE 200	ALBUQUERQUE NM 87109-4390	7620 JEFFERSON ST NE	ALBUQUERQUE NM 87109	TRACT 3A-: C		0.4266
101706345722740512	1515 SOVANESS LLC	735 ENDFIELD WAY	HILLSBOROUGH CA 94010-6951	101 SUN AVE NE	ALBUQUERQUE NM 87109	TR 3A-1A-1 C		2.3625
101706346225511511/	CR3 LLC	5110 SAN FRANCISCO RD NE	ALBUQUERQUE NM 87109-4640	5110 SAN FRANCISCO RD NE	ALBUQUERQUE NM 87109	UNIT NO 2 C		0
101706346225511511/	LEVERICK RICHARD M & PAMELA R	5120 SAN FRANCISCO RD NE	ALBUQUERQUE NM 87109-4640	5120 SAN FRANCISCO RD NE	ALBUQUERQUE NM 87109	UNIT NO 1 C		0
101706346225511511/	RIISING SUN REAL ESTATE LLC	5130 SAN FRANCISCO RD NE UNIT 7A & 7B	ALBUQUERQUE NM 87109-4618	5130 SAN FRANCISCO RD NE	ALBUQUERQUE NM 87109	UNIT NO 7 C		0
101706346225511511/	RESEARCH & POLLING INC	5140 SAN FRANCISCO RD NE	ALBUQUERQUE NM 87109-4640	5140 SAN FRANCISCO RD NE	ALBUQUERQUE NM 87109	UNIT NO 3 C		0

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

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

Date of Request*: 4/8/22

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

Neighborhood Association (NA)*: NORTH VALLEY COALITION, DIST. 4 COALITION OF NEIGHBORHOOD ASSOCIATIONS, ALAMEDA NORTH VALLEY ASSOCIATION

Name of NA Representative*: PLEASE SEE ATTACHED

Email Address* or Mailing Address* of NA Representative¹: PLEASE SEE ATTACHED

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

Email address to respond yes or no: jensen@consensusplanning.org

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 7644 JEFFERSON ST. NE
Location Description CORNER OF JEFFERSON ST & SUN AVE IN JOURNAL CENTER
2. Property Owner* BANK OF AMERICA
3. Agent/Applicant* [if applicable] CONSENSUS PLANNING
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

REZONING FROM NR-BP TO MX-H TO ALLOW FOR A MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE)
 - ☐ Landmarks Commission (LC)
 - ☐ City Council
 - ☐ Development Review Board (DRB)
 - ☒ Environmental Planning Commission (EPC)

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

CONTACT SAMUEL JENSEN, CONSENSUS PLANNING - (505) 764-9801 or
jensen@consensusplanning.com

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

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

Explanation:

NONE ANTICIPATED AT THIS TIME

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1^{*}: ☒ Yes ☐ No

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

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 1.7388 ACRES
- b. IDO Zone District NR - BP
- c. Overlay Zone(s) [if applicable] _____

d. Center or Corridor Area [if applicable] EMPLOYMENT CENTER, MULTI-MODAL & FUTURE PREMIUM TRANSIT CORRIDOR

2. Current Land Use(s) [vacant, if none] VACANT BUILDING, FORMERLY A BANK

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: ZONING MAP AMENDMENT - EPC

Decision-making Body: ENVIRONMENTAL PLANNING COMMISSION

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application:

Name of property owner:

Name of applicant:

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

Address, phone number, or website for additional information:

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

 (Applicant signature) 4/8/22 (Date)

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

LEGEND

- Building Support
- Circulation
- Studio
- 1 BR / 1 BA
- 2 BR / 2 BA



20' Building Setback

26 Covered Spaces
w/ 4' x 8' Storage

Clubhouse/Pool

21 Covered Spaces
w/ 4' x 8' Storage

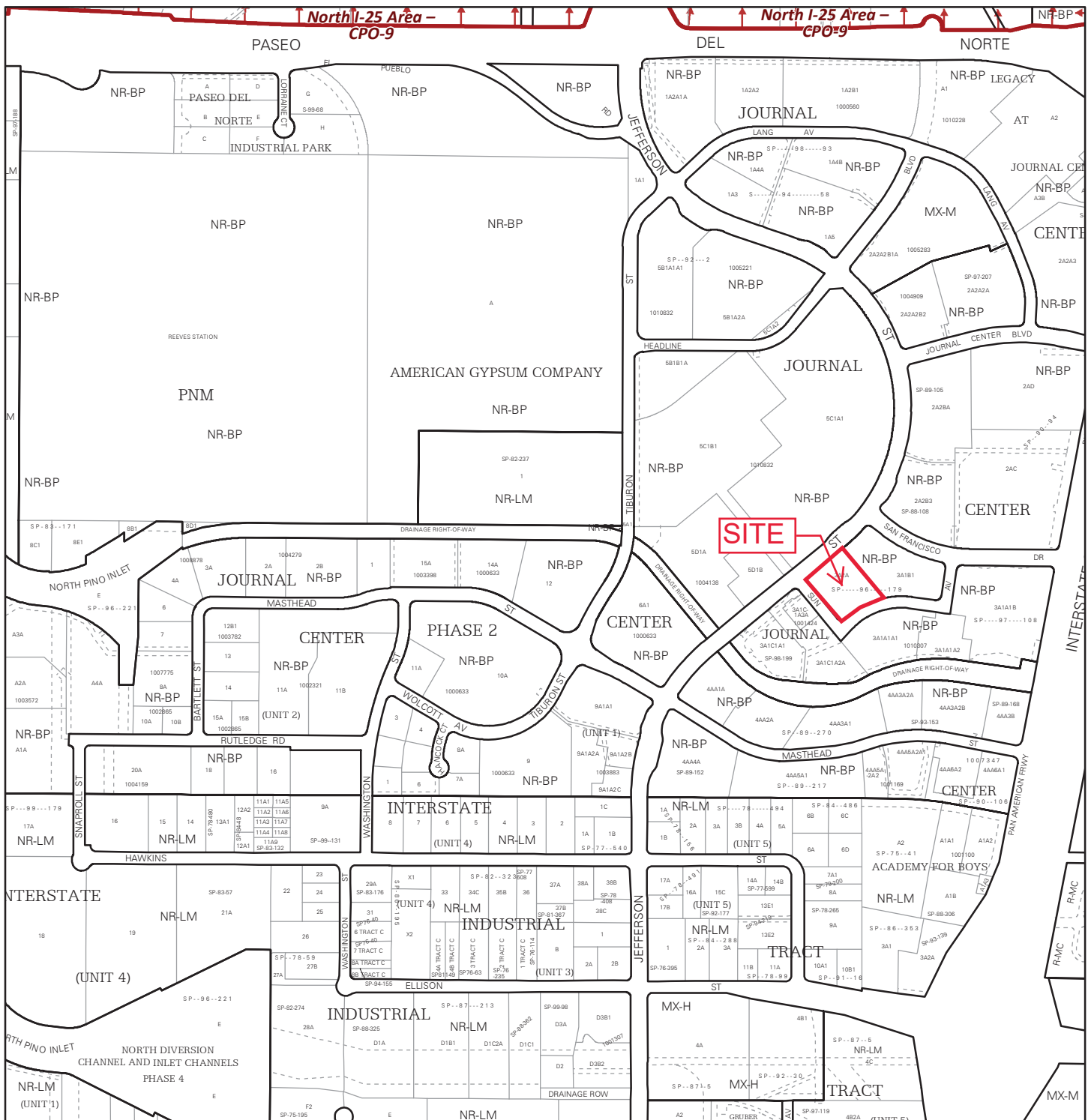
10' Building Setback

Parking Calculations - 7644 Jefferson

Unit Count	QTY	SF		PKG Factor	PKG Req'd.
Efficiency	31	500	15,500	1.20	37
1 BR/1 BA	30	700	21,000	1.20	36
2BR/2BA	11	1,040	11,440	1.20	13
	72		47,940.00	NSF	86
Parking Required	NSF				PKG Req'd.
Residential					86
					86
Parking Provided					87

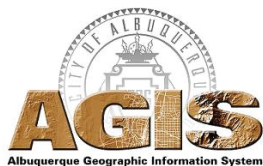
View From South

Conceptual Blocking Plan
Multi-Family Apartments
Albuquerque, NM

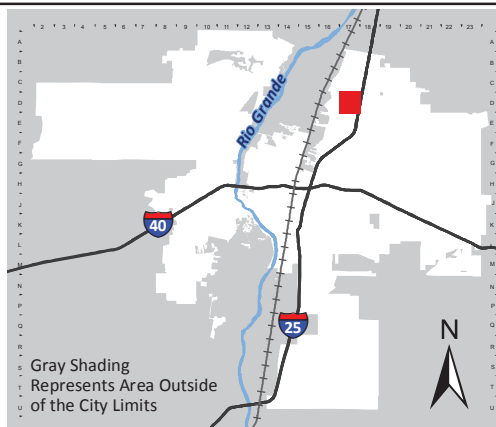


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page: D-17-Z

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

0 250 500 1,000 Feet

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

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

Date of Notice*: 5/2/22

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

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com

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

1. Subject Property Address* 7644 Jefferson St. NE Albuquerque, NM 87109
Location Description Northeast corner of Jefferson St. and Sun Ave.
2. Property Owner* JC 7644 Jefferson, LLC
3. Agent/Applicant* *[if applicable]* Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
☒ Zoning Map Amendment
☐ Other: _____

Summary of project/request²*: _____

This request is for a zone map amendment from NR-BP to MX-H to allow for the development of a multifamily residential building.

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

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: June 16, 2022 at 8:40 am

Location*³: June 16th, 2022 via Zoom: <https://cabq.zoom.us/j/2269592859>
or Call (301) 715-8592 - Meeting ID: 226 959 2859

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

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

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

Contact Consensus Planning, attn: Samuel Jensen - (505) 764-9801 or jensen@consensusplanning.com

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

1. Zone Atlas Page(s)*⁵ D-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

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

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

No response was received to the request for a pre-submittal neighborhood meeting.

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.74 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] Journal Center Employment Center
- Current Land Use(s) [vacant, if none] Vacant bank building
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

Alameda North Valley Association

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

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zone Map Amendment

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 7644 Jefferson St. NE Albuquerque, NM 87109

Name of property owner: JC 7644 Jefferson, LLC

Name of applicant: Consensus Planning

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

June 16th, 2022 via Zoom: <https://cabq.zoom.us/j/2269592859> or Call (301) 715-8592 - Meeting ID: 226 959 2859

Address, phone number, or website for additional information:

Contact Consensus Planning, attn: Samuel Jensen - (505) 764-9801 or jensen@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Samuel Jensen (Applicant signature) 4/28/22 (Date)

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

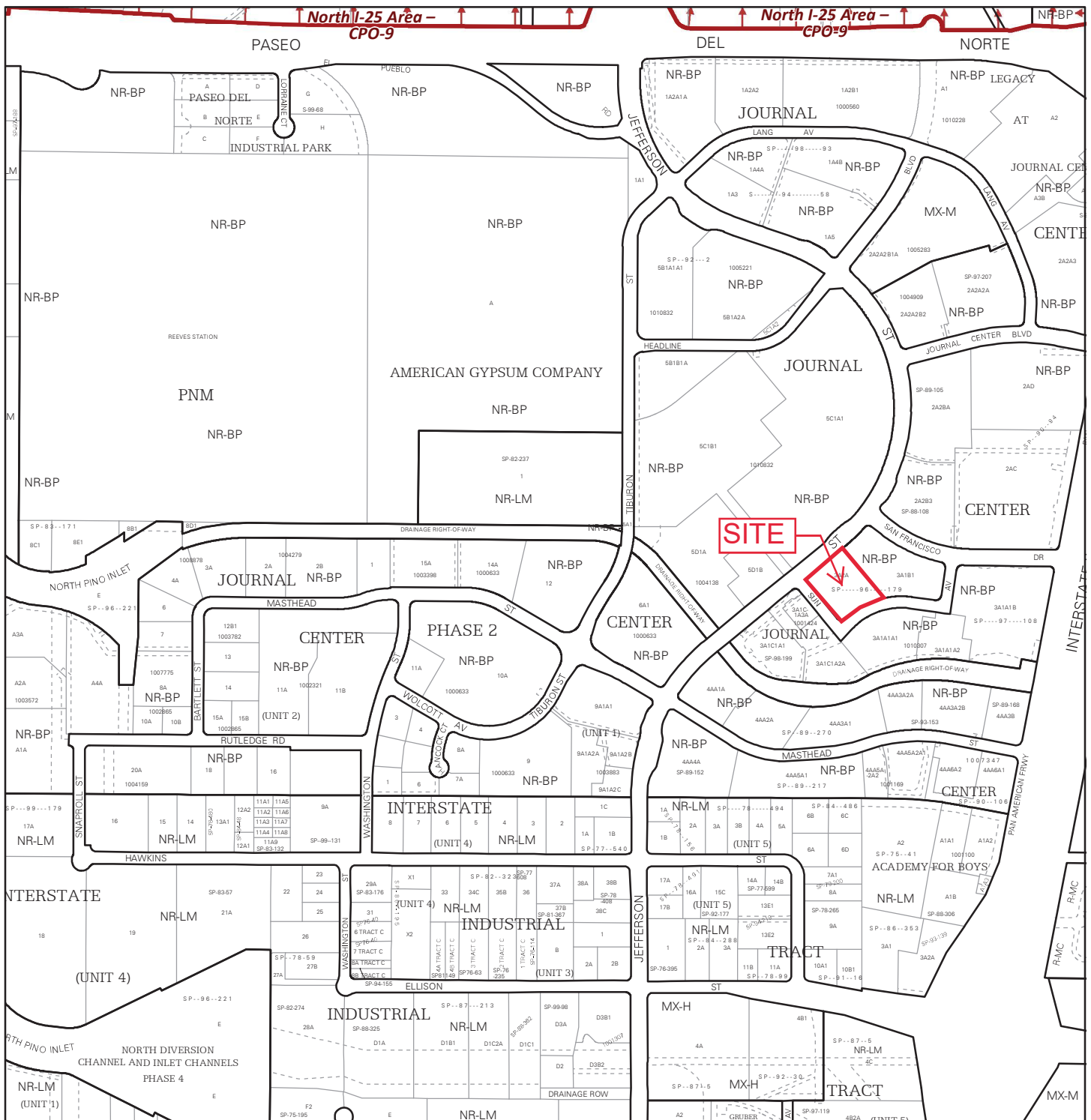
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

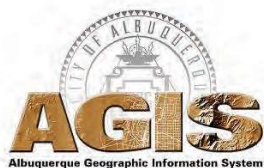
Provide a site plan that shows, at a minimum, the following:

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

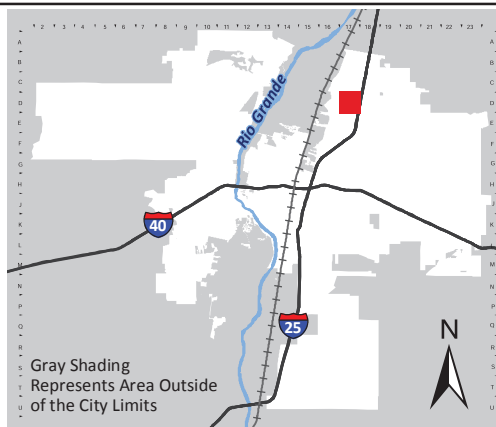


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page: D-17-Z

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

0 250 500 1,000 Feet

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zone Map Amendment

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 7644 Jefferson St. NE Albuquerque, NM 87109

Name of property owner: JC 7644 Jefferson, LLC

Name of applicant: Consensus Planning

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

June 16th, 2022 via Zoom: <https://cabq.zoom.us/j/2269592859> or Call (301) 715-8592 - Meeting ID: 226 959 2859

Address, phone number, or website for additional information:

Contact Consensus Planning, attn: Samuel Jensen - (505) 764-9801 or jensen@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Samuel Jensen (Applicant signature) 4/28/22 (Date)

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

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



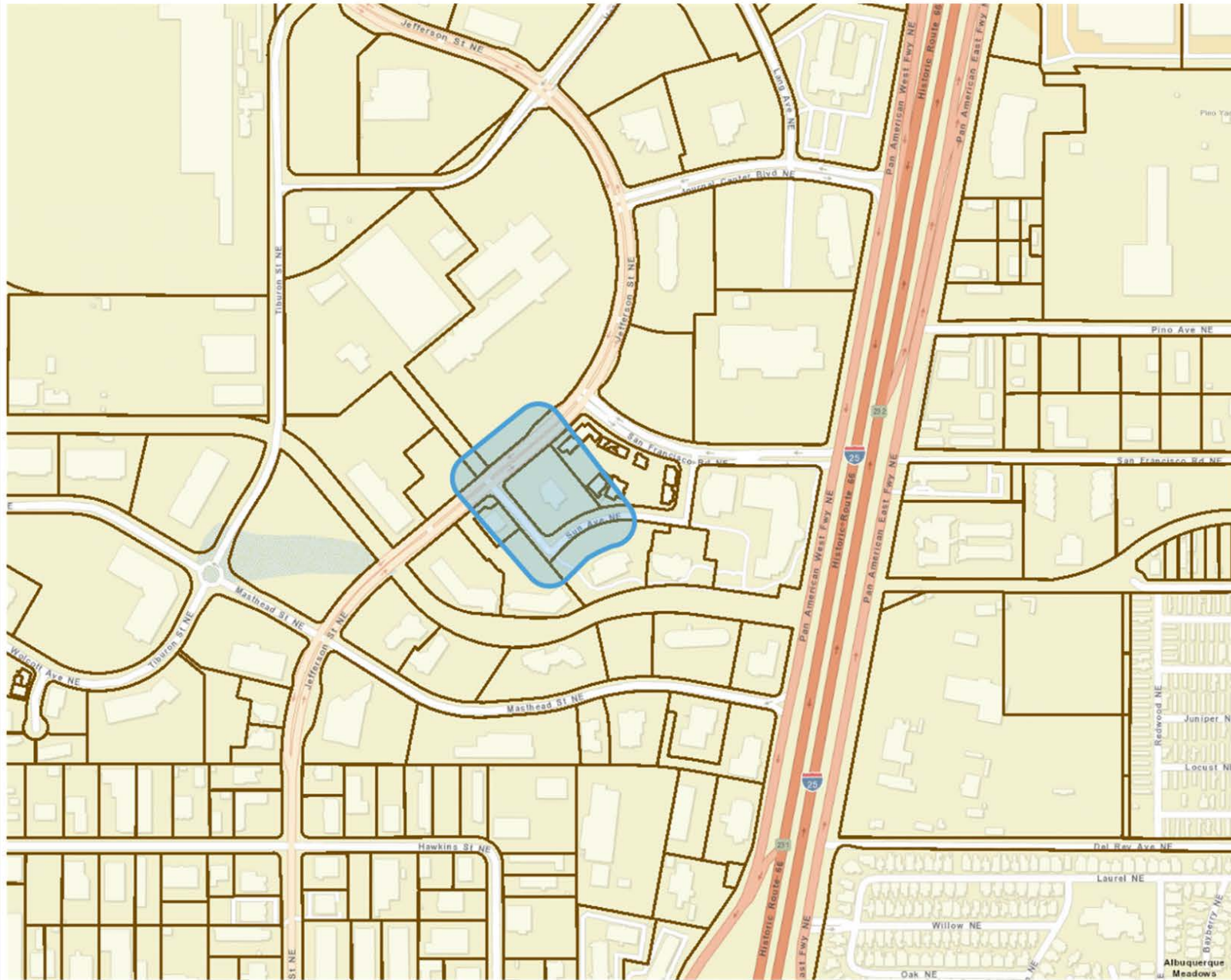
PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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



Property Owners Buffer Map



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/28/2022 © City of Albuquerque

1:7,213

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

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

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

Date of Notice*: 5/2/22

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 7644 Jefferson St. NE Albuquerque, NM 87109
Location Description Northeast corner of Jefferson St. and Sun Ave.
2. Property Owner* JC 7644 Jefferson, LLC
3. Agent/Applicant* *[if applicable]* Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
☒ Zoning Map Amendment
☐ Other: _____

Summary of project/request¹*: _____

This request is for a zone map amendment from NR-BP to MX-H to allow for the development of a multifamily residential building.

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

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: June 16th, 2022 at 8:40 am

Location*²: via Zoom: <https://cabq.zoom.us/j/2269592859>
or Call (301) 715-8592 - Meeting ID: 226 959 2859

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

² Physical address or Zoom link

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

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

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

6. Where more information about the project can be found³:

Consensus Planning, attn: Samuel Jensen - (505) 764-9801 or jensen@consensusplanning.com

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

1. Zone Atlas Page(s)⁴ D-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}:

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

Explanation^{*}:

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

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

No response was received to the request for a pre-submittal neighborhood meeting.

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.74 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] Journal Center Employment Center
- Current Land Use(s) [vacant, if none] Vacant bank building
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zone Map Amendment

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 7644 Jefferson St. NE Albuquerque, NM 87109

Name of property owner: JC 7644 Jefferson, LLC

Name of applicant: Consensus Planning

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

June 16th, 2022 via Zoom: <https://cabq.zoom.us/j/2269592859> or Call (301) 715-8592 - Meeting ID: 226 959 2859

Address, phone number, or website for additional information:

Contact Consensus Planning, attn: Samuel Jensen - (505) 764-9801 or jensen@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Samuel Jensen (Applicant signature) 4/28/22 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

7021 0950 0000 9987 5341

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COMPANIES

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SANTA FE NM 87505

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MICHAEL SMOCK

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ALBUQUERQUE NM 87109-4343

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CR3 LLC 05/02/2022

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ALBUQUERQUE NM 87109-4640

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Postage

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Total Postage

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City, State,

JCC-TWO LLC 05/02/2022

8220 LOUISIANA BLVD NE SUITE B

ALBUQUERQUE NM 87113

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RESEARCH & POLLING INC
5140 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4640

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1515 SOVANESS LLC
735 ENDFIELD WAY
HILLSBOROUGH CA 94010-6951

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JOURNAL CENTER BUILDING LLC
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ALBUQUERQUE NM 87109-4390

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LEVERICK RICHARD W & PAMELA R
5120 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4640

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RIISING SUN REAL ESTATE LLC
5130 SAN FRANCISCO RD NE UNIT
7A & 7B
ALBUQUERQUE NM 87109-4618

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Samuel Jensen

From: Samuel Jensen
Sent: Tuesday, May 3, 2022 9:26 AM
To: peggynorton@yahoo.com; newmexmba@aol.com; dlreganabq@gmail.com; mgriffie@noreste.org; anvanews@aol.com
Cc: Michael Vos; Jim Strozier
Subject: Application Notification for NR-BP to MX-H Rezoning at 7644 Jefferson St. NE
Attachments: Combined Association Notification Packet.pdf

Dear Neighborhood Representatives,

This email is notification that Consensus Planning is in the process of applying for a Zone Map Amendment for review by the Environmental Planning Commission (EPC) at a site located at 7644 Jefferson St. NE. This property is 1.74 acres and is currently zoned NR-BP.

Please see attached city forms and information for this property. This application will be on the EPC agenda on June 16th, 2022. EPC meetings are held via Zoom (<https://cabq.zoom.us/j/2269592859>) and open to the public. You can find EPC agendas and minutes on the city's website [here](#). Please feel free to contact me with any questions about this application.

Thanks,

Samuel Jensen
Consensus Planning
302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801

Samuel Jensen

From: Samuel Jensen
Sent: Friday, April 8, 2022 12:02 PM
To: newmexmba@aol.com; peggynorton@yahoo.com; dlreganabq@gmail.com; mgriffie@noreste.org; anvanews@aol.com
Cc: Jim Strozier; Michael Vos
Subject: Pre-Application Notification for NR-BP to MX-H Rezoning at 7644 Jefferson St. NE
Attachments: Neighborhood Meeting Info Packet.pdf

Dear Neighborhood Representatives,

This email is notification that Consensus Planning is preparing an application for a Zone Map Amendment for review by the Environmental Planning Commission (EPC) at a site located at 7644 Jefferson St. NE. This property is 1.74 acres and is currently zoned NR-BP.

Please see attached city forms and information for this property including a preliminary site plan and elevations. Per IDO requirements, we are providing you an opportunity to discuss the application prior to our submittal to the EPC. Per city requirements, you have 15 days, or until April 23, 2022 to request a meeting. If you have any questions or would like to request a meeting please do not hesitate to email me at jensen@consensusplanning.com or call me at the number below.

Thanks,

Samuel Jensen
Consensus Planning
302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801

SIGN POSTING AGREEMENT

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 6/1/22 To 7/1/22

5. REMOVAL

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

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

Samuel Jensen
(Applicant or Agent)

5/4/22
(Date)

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

PROJECT NUMBER: _____