



PLANNING DEPARTMENT
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OFFICIAL NOTIFICATION OF DECISION

June 16, 2022

City of Albuquerque
1 Civic Plaza
Albuquerque, NM 87102

Project # PR-2021-005816
RZ-2022-00023– Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, Inc, agent for City of Albuquerque Parks and Recreation Department, requests a zoning map amendment from MX-T to NR-PO-B for all or a portion of Lot 1 plat of Lots 1, 2, 3, 4, 5 & 6, Cottonwood Crossing Phase II, and the northerly portion of Lot 2-A replat of Tract 2 Cottonwood Crossing Phase II, located east of the intersection with Seven Bar Loop Rd., between Coors Blvd. NW and the Corrales Acequia, containing approximately 1 acre (B-14)

Staff Planner: Leroy Duarte

On June 16, 2022, the Environmental Planning Commission (EPC) voted to APPROVE PR-2021-005816/RZ-2022-00023– Zoning Map Amendment (Zone Change), based on the following findings:

1. The request is for a Zoning Map Amendment for an approximately 1-acre site legally described as Lot 1 Plat of Lots 1, 2, 3, 4, 5 & 6 Cottonwood Crossing Phase II (Being a Replat of Tracts 14-A & 14-B Black Ranch) located between Coors Blvd. NW and the Corrales Acequia (“the subject site”).
2. The subject site is currently vacant and surrounded by vacant land and adjacent to the Corrales Acequia. It is zoned MX-T (Mixed-Use Transition).
3. The applicant is requesting a zone change to NR-PO-B (Non-residential – Park and Open Space, Sub-zone B: Major Public Open Space Zone District) to reflect the current ownership and management of these properties by the City of Albuquerque and to preserve the subject site as a Major Public Open Space (MPOS).
4. The subject site is in an area that the Comprehensive Plan designated an Area of Change. It is located along a Major Transit Corridor but is not located in a Center as designated by the Comprehensive Plan.

5. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facilities Plan (MPOS Plan), and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable goals and policies from Comprehensive Plan Chapter 4: Community Identity:

- A. Policy 4.1.1- Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The subject site is within the Northwest Mesa Community Planning Area. The request to NR-PO-B is to not only reflect the City's ownership, but to protect the natural characteristics of the landscape and to preserve the areas for public recreation and use. This request would be consistent with the preservation of an archeological site.

- B. Policy 4.1.3- Placemaking: Protect and enhance special places in the built environment that contribute to a distinct identity and sense of place.

The request would protect the Black Ranch site by preserving the subject site as a Major Public Open Space. The subject site is adjacent to vacant land to the north, south and west and residential developments to the east. The subject site would protect the existing site and provide the surrounding community with a sense of place by preserving the land as Major Public Open Space

- C. Goal 4.3- City Community Planning Areas (CPA): Protect and enhance the natural and cultural characteristics and features that contribute to a distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The subject site is within the Northwest Mesa CPA, which is described by the Comp Plan as being characterized by its proximity to the Petroglyph National Monument, and Rio Grande. The request would protect the natural and cultural characteristics of the subject site that contribute to the surrounding residential community and would protect the site from any type of development.

7. The request furthers the following, additional goals and policies from Comprehensive Plan Chapter 5: Land Use:

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

The subject site is currently surrounded by vacant land. Protecting this site and designating it as an open space zone would provide the surrounding area a place where residents can live, learn and play together.

- B. Policy 5.5.1- Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly-owned Open Space, parks, trail corridors, and open areas throughout the Comp Plan.

The request would allow the subject site to become part of the City's network of Open Spaces, therefore creating and expanding more opportunities for the conservation of natural resources. The request would provide access to the area adjacent from the Cottonwood Center and provide the opportunity for education, recreation, cultural activities in a publicly owned Major Public Open Space in the Northwest Mesa. The request would protect the archeological site from future development.

8. The request furthers the following policy from Comprehensive Plan Chapter 7: Urban Design:

Policy 7.3.1- Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

The subject site is located in the Coors Boulevard Character Protection Overlay Zone and the Coors Boulevard View Protection Overlay Zone. The request would preserve the natural features and cultural landscape as well as enhance and leverage the subject site as an accessible Open Space amenity. 10. The request furthers the following goals and policies from Comprehensive Plan Chapter 10: Parks & Open Space:

9. The request furthers the following policy from Comprehensive Plan Chapter 10: Parks and Open space:

A. Goal 10.1- Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The subject site is adjacent to nearby development that consists of commercial retail, restaurants and an employment center. The request would preserve natural resources and would expand and provide an accessible Open Space amenity to all residents.

B. Goal 10.2- Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

The request to NR-PO-B is categorized as a Major Public Open Space. The request would enhance the quality of life for residents within the surrounding neighborhood, by preserving the natural landscape. The request would be accessible to the community, provide opportunities for outdoor education, recreation, and cultural activities.

C. Goal 10.3- Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The request would protect the natural features and provide opportunities for outdoor recreation and education on the subject site. The subject site is located in an area adjacent to an employment center and commercial retail the request would ensure that the subject site is preserved as an environmental asset for outdoor recreation and for education purposes.

D. Policy 10.3.1- Open Space Acquisition: Acquire significant lands throughout the community to shape the urban form, conserve natural and cultural resources, and protect agricultural land.

The request would reflect the subject site as a Major Public Open Space which would be maintained by the City of Albuquerque. Acquiring this parcel would conserve natural resources and protect the archeological site from future development.

10. The request furthers the following policy from Comprehensive Plan Chapter 11: Heritage Conservation:

- A. Policy 11.3- Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The subject site is located in the Coors Boulevard Character Protection Overlay Zone, and located in the Northwest Mesa which is characterized by its proximity to the volcanoes and volcanic Northwest Mesa Escarpment that overlooks the river and mountains. The site would enhance the area by protecting the cultural landscape- Calabacillas Pueblo and retaining the identity and heritage of the site.

- B. Policy 11.3.1- Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The subject site would be preserved and the Calabacillas Pueblo parcel would retain its cultural significance and retain its distinct identity for the surrounding community.

- C. Policy 11.3.1- Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The subject site would be preserved and the Calabacillas Pueblo parcel would retain its cultural significance and retain its distinct identity for the surrounding community.

- D. Goal 11.4 Archaeological & Paleontological Resources: Identify, acquire and manage significant archaeological and paleontological sites for research, education, tourism, and recreational use.

The subject site is identified as an archeological site. The request would protect and provide opportunities for research, education and recreational use.

- E. Policy 11.4.2 Proactive Protection: Identify, evaluate, and protect archaeological and paleontological sites and items on a proactive, ongoing basis.

The subject site is designated as archaeologically significant and was gifted to the city of Albuquerque. The request would protect the site ensuring that no development would occur on or near the site.

11. The request furthers the following goals and policies from comprehensive Plan Chapter 13: Resilience & Sustainability:

- Policy 13.5.2- Healthful Development: Encourage public investments and private development that enhance community health.

The request would provide access to Open Space within an existing residential community and adjacent to an employment center, therefore continuing to enhance the health of the surrounding community.

12. The request furthers the following policies from the MPOS Facility Plan Planning section:

Policy B. 1(d): Conserve archaeological and cultural resources including petroglyphs, pueblo sites, historic resources and sites sacred to Native Americans.

The subject site is recognized as an archaeological site, the request would protect and preserve the historic pueblo site and remaining surface and subsurface level artifacts. The request furthers Policy B.1(d)-City of Albuquerque Major Public Open Space Facility Plan.

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 adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Community Identity, Land Use, Urban Design (Natural and Cultural Features), Parks & Open Space, Heritage Conservation, and Resilience & Sustainability and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.
- 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 allowable uses in the existing R-A zone district and the proposed NR-PO-B zone district. Uses allowed as permissive in the IDO are only permissive if the policies and processes outlined in the Major Public Open Space Facility Plan are met. Uses that would be allowed would have adequate protections to mitigate any harmful impacts from those uses.
- E. Criterion E: The subject site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as Open Space in the future.
- F. Criterion F: The subject site is located on Coors Boulevard a major street.
- G. Criterion G: The request is not based on the cost of land or economic consideration, but for the preservation of an archaeological site to a Major Public Open Space for the community.

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 subject site is not suitable for the uses allowed in any adjacent zone district due to the site being recognized as an archaeological site making the land use special. The response to Criterion H is sufficient.
14. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Community Identity, Land Use, Urban Design (Natural and Cultural Features), Parks & Open Space, Heritage Conservation, and Resilience & Sustainability 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.
 15. The affected neighborhood organizations are the Westside Coalition of Neighborhood Associations, Piedras Marcadas Neighborhood Association, Rancho Sereno Neighborhood Association, Taylor Ranch Neighborhood Association, Paradise Hills Civic Association, and Alban Hills Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
 16. A pre-application neighborhood meeting was held on Monday April 25, 2022 from 6:00 pm to 8:00 pm via Zoom. Several questions and comments were made by neighbors regarding the request, which were answered during the meeting. There was no unesolved issues or concerns.
 17. As of this writing, Staff has not been contacted and is unaware of any opposition.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **July 1, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

Sincerely,

for Alan M. Varela,
Planning Director

AV/LD

cc: Consensus Planning, cp@consensusplanning.com
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EPC File