



Environmental Planning Commission

Agenda Number: 1
Project #: 2020-003336
Case: RZ-2020-00001
Hearing Date: March 12, 2020

Staff Report

Agent	Consensus Planning
Applicant	Sandia Foundation
Request	Zoning Map Amendment
Legal Description	Lot JJ Block 0000 of Southwest Construction Co. Subdivision Located on Lomas NE between Interstate 25 and University Blvd. NE.
Location	
Size	Approximately 3.70 Acres
Existing Zoning	MX-H
Proposed Zoning	MX-M

Staff Recommendation

APPROVAL of Project # 2020-003336 RZ-2020-00001 based on the Findings beginning on Page 19.

Leslie Naji
Senior Planner

Summary of Analysis

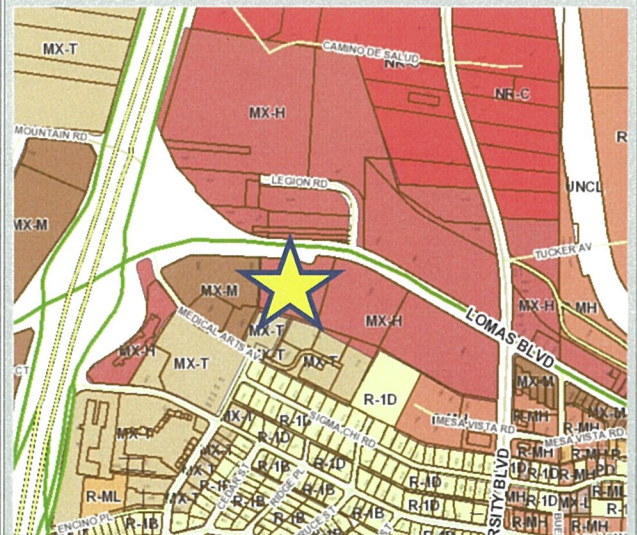
The request is for a zoning map amendment for an approximately 3.70-acre site located on Lomas Blvd. NE, between Interstate 25 and University Blvd. NE, which is currently vacant and zoned MX-H. The applicant wants to change the subject site's zoning to MX-M in order to allow for light vehicle sales and rental with associated outdoor display and storage of the vehicles.

The subject site is in an Area of Change, as designated in the ABC Comp Plan. Currently vacant, the site was previously a car dealership. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

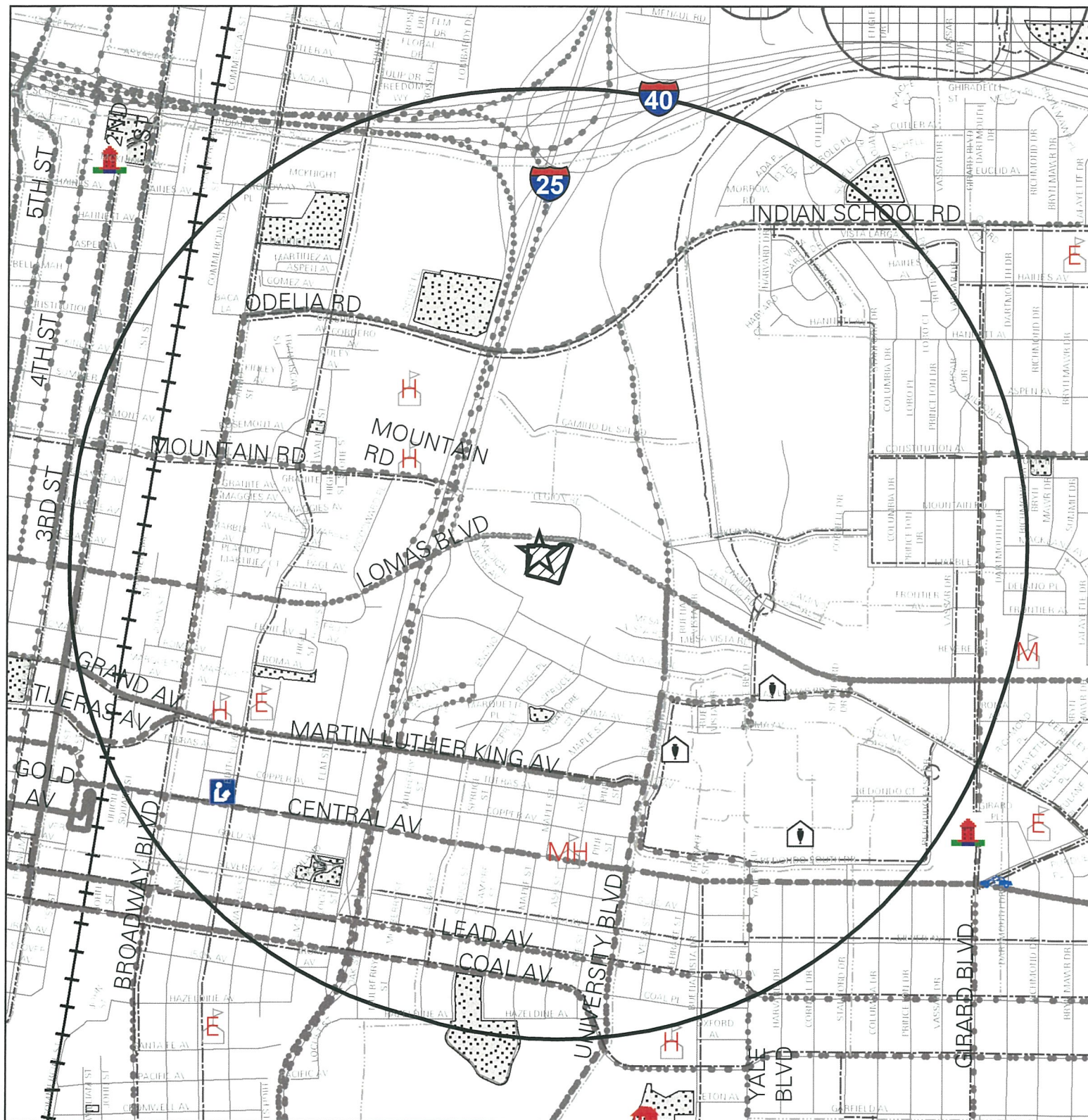
Property owners within 100 ft and the affected neighborhood associations, Spruce Park Neighborhood Association, Santa Barbara Martineztown Neighborhood Association, and the Martineztown Work Group, were notified as required. No comments have been received.

Staff recommends Approval.

















Map



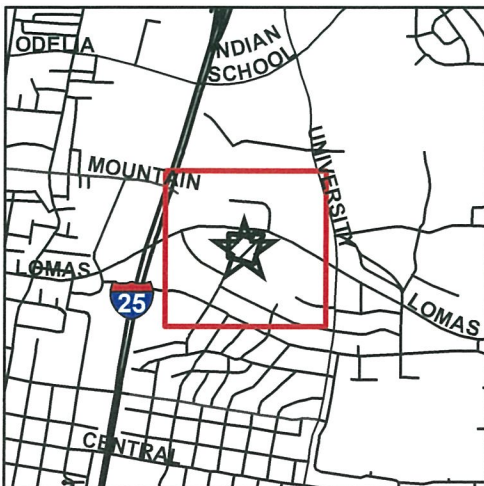
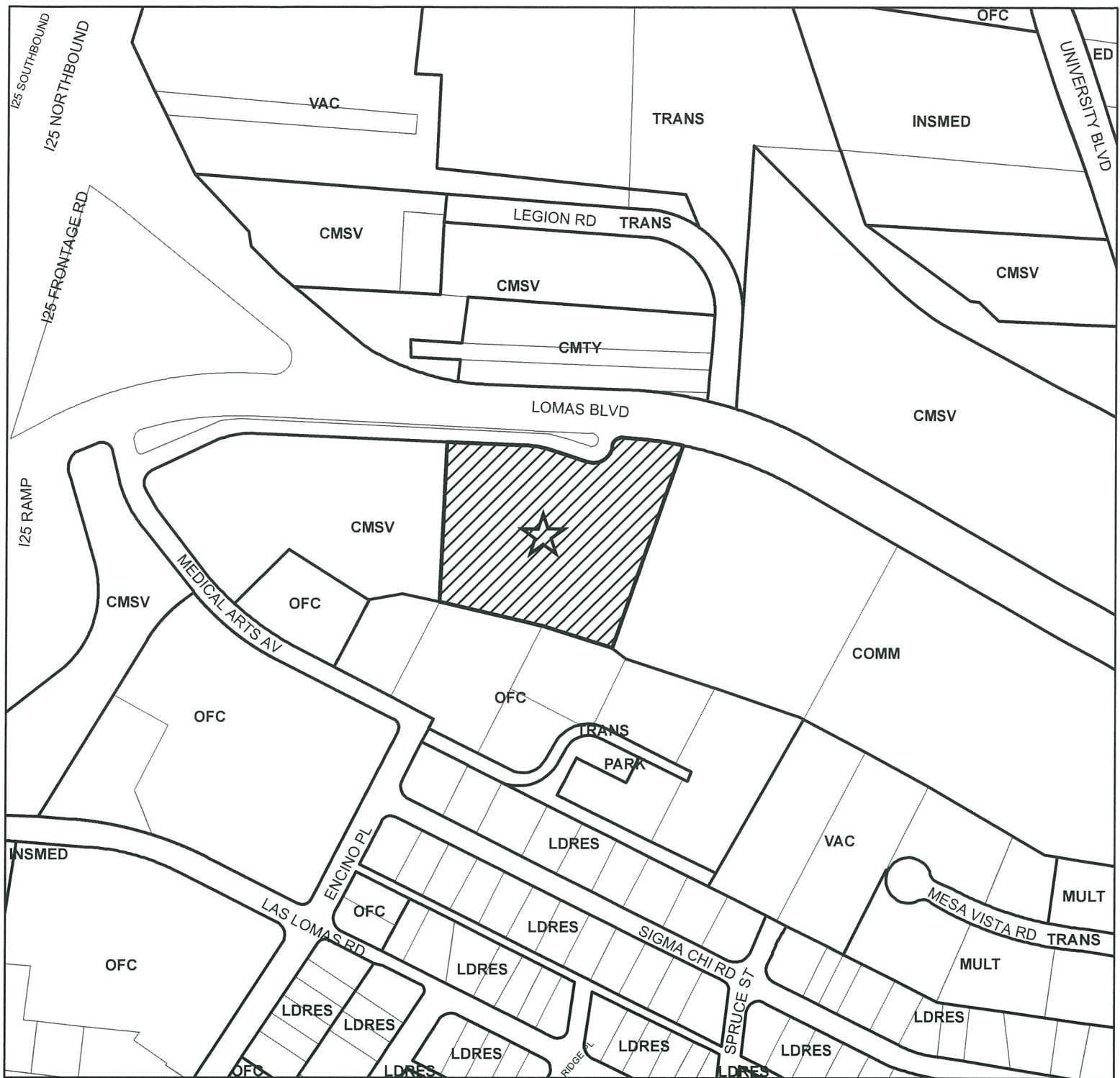




Public Facilities Map with One-Mile Buffer

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





LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
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
INSMD Institutional / Medical	CMTY Community
ED Educational	KAFB Kirtland Air Force Base

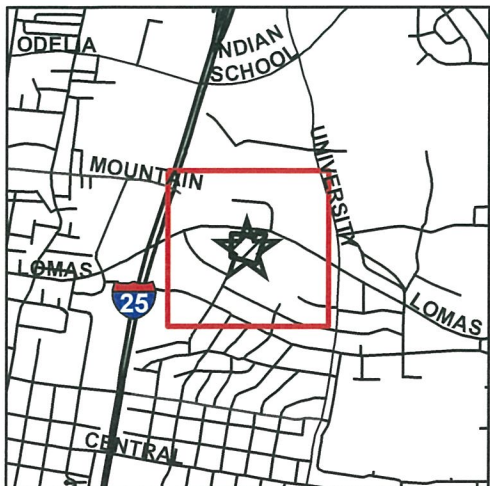


1 inch = 300 feet

Hearing Date:
3/12/2020

Project Number:
PR-2020-003336
Case Numbers:
RZ-2020-00001

Zone Map Page:
J-15



HISTORY MAP

Note: Gray shading
indicates County.



1 inch = 300 feet

Hearing Date:

3/12/2020

Project Number:

PR-2020-003336

Case Numbers:

RZ-2020-00001

Zone Map Page:

J-15

TABLE OF CONTENTS

I. Introduction.....	4
II. Analysis of City Plans and Ordinances.....	6
III. Zoning Map Amendment (Zone Change).....	11
IV. Agency Comments & Neighborhood Concerns	17
V. Conclusion	17
Findings, Zoning Map Amendment (Zone Change).....	19
Recommendation – RZ-2020-00001, March 12,2020	24
Agency Comments.....	25

I. Introduction

	<i>IDO Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-H	Area of Change	Vacant
<i>North</i>	MX-H	Area of Change	Cemetery and Commercial Uses
<i>East</i>	MX-H	Area of Change	Vacant
<i>South</i>	MX-T	Area of Change	Medical Office
<i>West</i>	MX-M	Area of Change	Vacant

Proposal

The request is for a zoning map amendment (zone change) for an approximately 3.70-acre site known as Parcel JJ of the Southwestern Construction Company Subdivision. The subject site is located on the south side of Lomas Blvd. NE, between Interstate 25 and University Blvd. NE. The site is currently vacant.

The subject site is zoned MX-H (Mixed Use- High Intensity Zone District). 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. Primary land uses include non-destination retail and commercial uses, as well as Townhouses, low-density Multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. The applicant is requesting a zone change to MX-M (Mixed-Use Medium Intensity Zone District) in order to develop the property with light vehicle sales and rental uses as described in the IDO. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

EPC Role

The Environmental Planning Commission (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 its decision is appealed. If so, the Land Use Hearing Office (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.

History/Background

The site was previously zoned C-3 which allowed commercial development. The site was converted to MX-H during the Phase I Zone Conversion upon adoption of the IDO. Previous business on the site had been an auto sales dealer. The site has been vacant since 2018.

In 1961, the first auto dealer was established near the site with Frontier Motor Co. at the corner of University and Lomas. By the early 1970s the entire stretch of Lomas from University west to the Pan American Highway (I-25) was solid car dealerships. The 2000s brought a decline and by 2018 this area was vacated.

Context

The subject site is currently vacant and consists of a 3.7-acre site with two existing buildings. In the center of the site is a large single-story showroom with a double height garage to the rear. The second building is a small single-story building. The site is located within an Area of Change and located along a Major Transit Corridor (Lomas) as designated by the Comprehensive Plan, as amended. The lots to the north across Lomas Blvd. are zoned MX-H. Lots to the east of the site are also zoned MX-H and were previously developed as auto dealerships. They are currently vacant with the corner site being used for parking. The property to the west is zoned MX-M and has been vacant since 2002. To the south of the site is MX-T zoning which has medical arts buildings and provides transition to the R-1 single-family homes further to the south.

Roadway System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The LRRS designates Lomas Blvd. as a Major Transit Corridor

Comprehensive Plan Corridor Designation

The site is located along a Major Transit Corridor as designated by the ABC Comp Plan.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. Lomas Blvd. along the site is proposed for a paved bike trail.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

Pre-IDO Zoning

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was C-3.

Existing Post-IDO Zoning

Current Zoning for the project site is MX-H.

Proposed Zoning

The proposed zoning for the site is MX-M.

Character Protection Overlay

There are no applicable historic or character protection overlays on the site.

Definitions

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.

Light Vehicle Sales and Rental

An establishment primarily engaged in the retail sale and/or rental of new and used automobiles, noncommercial trucks, motor homes, boats, recreational vehicles, modular and manufactured home sales, trailers, motorcycles, mopeds, and/or ATVs, including incidental outdoor display, storage, maintenance, and servicing. This use does not include outdoor vehicle storage as a primary use.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Note: Applicant's justification language is in *italics*.

Staff's comments are in ***bold Italics***

Areas of Change policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change additional residents, services, and jobs can be accommodated in locations ready for new development. The Goals and Policies listed below are cited by the applicant in the zone change justification letter. Applicable goals and policies include:

Chapter 4: Community Identity

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

Applicant Response: The requested MX-M zone furthers this policy by proposing a downzone from MX-H to MX-M on the south side of Lomas Boulevard next to existing MX-M and MX-T properties, which further transition to R-1D along Sigma Chi Road in the Spruce Park neighborhood. The MX-M zone provides a similar mix of uses at a slightly lower scale and intensity appropriate along a Major Transit Corridor that is also nearby a residential neighborhood.

Staff: Although the proposed use does not fulfill the maximum potential of the site, the scale of the use is the same as has been previously on the site. The downzone also protects the neighborhood character of low-rise medical arts buildings and, further to the south, single-family residences.

Chapter 5- Land Use

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

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

- a) Create walkable places that provide opportunities to live, work, learn, shop, and play.

- 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 request furthers this policy by allowing for near term development of the property so it can continue to provide needed employment and commercial services along a Major Transit Corridor. Over time, the requested zone, which allows largely the same uses as the existing zone, will provide new opportunities for nearby residents to work, shop, and play by walking rather than driving. This site (and others around it) was long used for auto dealerships and auto related uses. It has remained vacant for years and redevelopment would put this property back into productive use.

Staff: The applicant's justification is sufficient.

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 directs more intense commercial growth to the subject site, which is located along a designated Corridor and is considered an Area of Change. The request furthers this policy because changing the zoning for the property to MX-M will allow for more intense growth to occur while at the same time providing an appropriate density and scale for future development adjacent and transitioning to lower intensity zones and land uses.

Staff: The current state of the site is one of vacant neglect. The downzoning of the site would allow for activation of a site along a major transit corridor. Redevelopment of the site will promote stability for the area and the lots to the east and west of the site.

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

- d) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

Applicant Response: The subject site is located along Lomas Boulevard, which is designated as a Major Transit Corridor. The request supports this policy by continuing to provide opportunities for pedestrian-oriented, mixed-use

development while slightly decreasing the number of very intense uses available between the Major Transit Corridor and the single-family residential area within the Spruce Park neighborhood.

Staff: Allowing car rental at the site provides a service to the area easily accessible by bus or by pedestrians. Having this service on a Major Transit Corridor will provide an option more convenient to in-town renters than existing airport locations.

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

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: The request furthers this goal and policy because it will allow for infill development of quality commercial uses along Lomas Boulevard. subject site and surrounding area have long been zoned for commercial development and has been used for light vehicle sales and rental for many years. The property sits between Downtown Albuquerque to the west and UNM Hospital and the University to the east. The zone change will help facilitate the development of a use that provides a level of convenience to tourists, residents, and people who are visiting their family members while being a patient at UNMH.

The requested downzone to MX-M will encourage this more productive use of the subject site, which is currently a vacant building and parking lot with uses that are complementary and compatible with the surrounding area and its history. Future redevelopment of the subject site will bring those goods and services within walking and biking distance of nearby neighborhoods.

Staff: The applicant's justification is sufficient.

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

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

Applicant Response: The request furthers this goal and policy because the change would support development of the site, which is located in an older, developed area of Albuquerque and has access to existing infrastructure including multiple-lane arterial roadways, storm drainage facilities, water and sewer, and other dry utilities.

Staff: The applicant's justification is sufficient.

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.

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.

- b) Encourage development that expands employment opportunities.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.

Applicant Response: The request furthers this goal and policy because it directs growth and redevelopment to a site designated as an Area of Change. The requested change will facilitate redevelopment of the subject site with a use compatible and consistent with the historical use in the surrounding area. It will expand employment opportunities and encourage job creation near Interstate 25, a primary regional freight corridor, and existing infrastructure. The downzoning, along with adjacent MX-T properties, ensures that an adequate transition and buffer is afforded to the nearby residential areas

Staff: The applicant has provided the required policy-based response and has adequately demonstrated that the request would generally further and not conflict with a preponderance of applicable Goals and policies.

III. Zoning Map Amendment (Zone Change)

Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".

There are several criteria that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not 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 subject site is currently zoned MX-H (Mixed Use- High Intensity). The requested zoning is MX-M (Mixed-Use - Medium Intensity). The reason for the request is that, although the allowable uses within the MX-M zone and MX-H zone are almost identical, MX-H does not allow for the outside display of cars even though both MX-M and MX-H allow for the sale and renting of light vehicles. The applicant intends to lease the subject site for light vehicle sales and rental uses. In order to have outdoor display or storage of vehicles, a downzone to MX-M would be required. The applicant believes that the proposed zoning map amendment (zone change) meets the IDO's zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO.

Note: Applicant's Justification is in indented *italics*, Staff's Analysis ***bold italic*** text.

- 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's Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of Comprehensive Plan policies related to Centers and Corridors, Development Areas, and Land Use as presented above.

Staff: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in policy-based response, that

the request would be consistent with the City's health, safety, 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 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: The subject site is located wholly in an Area of Change, so this criterion does not apply.

Staff: The subject site is not located within an Area of Consistency; the applicant's justification of 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: The proposed amendment is located wholly in an Area of Change. The existing zoning is inappropriate because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The requested downzone to MX-M furthers numerous goals and policies of the Comprehensive Plan, as specifically described in the policy analysis in the response to criterion (a). Approving a change to the MX-M zone in the proposed location will implement the appropriate pattern of land use, development density, and intensity for this location by facilitating redevelopment of the subject site with uses consistent with the historical uses in the area. This redevelopment will eliminate a currently vacant, blighted, and underutilized property along this stretch of Lomas Boulevard and utilize existing infrastructure and public services. The request will also lead to additional job creation while providing an adequate transition and buffer to nearby low-density residential areas.

Staff: The subject site is located within an Area of Change. The purpose of the existing 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.

The purpose of the requested MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. The current high intensity use zoning, by encouraging greater concentration of development, does not have the market force to draw such development. The downzone would permit the requested use without adding detrimental uses to the area and may work in revitalizing this currently vacant and blighted area.

- 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: None of the permissive uses in the MX-M zone will be harmful to the adjacent property, neighborhood, or community. As a downzone, generally there will be fewer intense land uses available for development compared to those currently available in the MX-H zone. Uses eliminated by the requested downzone include:

- Daytime gathering facility;*
- Overnight shelter;*
- Construction contractor facility and yard;*

- Amphitheater;
- Adult retail; and
- Light manufacturing.

Self-storage will still be allowed but will require a Conditional Use in the MX-M zone.

Three uses are allowed in the MX-H but are made more permissive under the MX-M: paid parking lot, park-and-ride lot, and drive-through or drive-up facility. Parking lots exist in abundance in the surrounding area whether related to the University with park-and-ride buses or with the historical auto dealership uses, so those uses would not be harmful to any adjacent properties, the neighborhood. Or the community. Drive-through or drive-up facilities will not be harmful because any new facility proposed will be required to comply with IDO Use-specific Standards and other design standards that mitigate the effects of the use.

Finally, new uses in the MX-M zone include small group home, kennel, nursery, accessory dwelling unit, and outdoor animal run. Kennel and outdoor animal run require a conditional use approval with a public hearing process, while the others (except for small group homes) must be accessory to another use of the property. Medium and small group homes are currently allowed, so also allowing a smaller home will not be harmful to neighbors.

IDO Zoning Comparison: MX-M vs. MX-H		
Use	MX-M	MX-H
Group Home, small	P	
Daytime gathering facility		C
Overnight shelter		C
Kennel	C	
Nursery	A	
Paid parking lot	P	A
Light vehicle sales and rental	P	P
• With outdoor display	P	
Construction contractor facility and yard		C
Self-storage	C	P
Amphitheater		C
Adult retail		P
Park-and-ride lot	P	C
Light manufacturing		A

Drive-through or drive-up facility	A	CA
Dwelling unit, accessory	A	
Dwelling unit. Accessory without kitchen	A	
Outdoor animal run	CA	
Circus	T	

Staff: Being a downzone, there are no harmful uses permissible in the requested zone that are not permitted in the current higher intensity MX-H zone. The applicant has sufficiently explained the additional review measures that would be required for any uses, i.e. drive-throughs, that are more lenient in the requested MX-M zoning being requested.

- 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 proposed zone change will not require major and unprogrammed capital expenditures by the City. The subject site has access to roadways, sewer, water, and storm water facilities with adequate capacity to serve the development made possible by the request. Any extensions of these services, if required, for any specific development proposal will be the sole responsibility of the developer.

Staff: The applicant's justification is sufficient and shows that the City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1).

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

Applicant: While the property is located adjacent to Lomas Boulevard, it is not the determining factor for the requested downzone. The request is being made as

being more advantageous to the community as it furthers the preponderance of applicable Comprehensive Plan policies and will facilitate the redevelopment of a vacant, blighted, and underutilized property with a use that is consistent with historical development in the surrounding area. It will also preserve opportunities for additional pedestrian-oriented, mixed-use development for the future.

Staff: The justification for the request is not solely based on the property's location on a major street although it is a factor. The basis is connected more to the historic use of the property and the existing on-site buildings.

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

Applicant: The justification for this downzone to MX-M is not completely or predominantly based on such considerations. The determining factor for this request is support for Comprehensive Plan policies making the request more advantageous to the community by providing jobs through redevelopment of a vacant, blighted, and underutilized property. The request also provides opportunities for pedestrian-oriented, mixed-use development that has more than adequate transitions and buffers to nearby residential neighborhoods.

Staff: The applicant has sufficiently justified this criterion. The request is not based primarily upon the cost of land or economic considerations. The request would allow the site to serve as a transition zone between the MX-H to the east and the MX-T to the south, while also maintaining the context and scale and the surrounding land uses.

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

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

Applicant: The zone change does not apply a zone district to one small area or one premise, or to a strip of land along a street. The subject site is abutting another large parcel of land to the west that is zoned MX-M and is approximately 320-450 feet deep south of Lomas Boulevard. The two properties combined are over 8 acres in size.

Staff: The applicant has sufficiently justified this criterion. The request would not result in a spot zone as the property to the west is currently zoned MX-M. The proposed site is more suitable to the proposed use than the existing MX-M property to the west as it has existing buildings to be utilized by the activity.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other interested agencies reviewed this application from 2/3/2020 to 2/11/2020. Few agency comments were received. Long Range Planning states:

The request for zone change to MX-M does not present concerns in terms of allowable uses, is compatible with surrounding adjacent zone districts, and matches abutting zoning to the west. However, the zone map amendment request from MX-H to MX-M generally does not support the intended level of intensity for this Major Transit corridor. These two zones allow most of the same uses but at a slightly less urban and intense development potential in the MX-M zone. The applicant's request for MX-M, instead of a zone district such as NR-C (Non-residential – Commercial) that also allows outdoor display and storage of vehicles, respects the underlying intention for the future mixed-use development of this site, while allowing the current owner to use the property for a light vehicle sales lot with outdoor vehicle display.

Neighborhood/Public

The applicant notified property owners within 100 feet as required by the IDO for a Zone Map Amendment-EPC application. The applicant also notified the affected neighborhood associations, Spruce Park Neighborhood Association, Santa Barbara Martineztown Neighborhood Association, and the Martineztown Work Group.

As of this writing, staff has received no comment from the public in support or opposition for this request.

A neighborhood meeting was not requested by any of the notified neighborhood associations.

V. Conclusion

The request is for a zoning map amendment for an approximately 3.70-acre site located on Lomas Blvd. NE, between University Blvd NE and I-25, which is currently vacant and zoned MX-H. The applicant wants to change the subject site's zoning to MX-M in order to lease the property to be used for light vehicle sales and rentals. The subject site is in an Area of Change, as designated in the ABC Comp Plan.

The zoning map amendment has been adequately justified pursuant to the IDO Review and Decision criteria in 6-7(F)(3). The request generally furthers the Comprehensive Plan Goals and policies. The request for MX-M would facilitate the redevelopment of a site that has been vacant for two years and the creation of jobs and provision of services to the area. The site is located along a Major Transit Corridor and located within an Area of Change as designated by the Comprehensive Plan.

Property owners within 100 ft and the affected neighborhood associations, Spruce Park Neighborhood Association, Santa Barbara Martineztown Neighborhood Association, and the Martineztown Work Group, were notified as required.

Staff recommends approval.

Findings, Zoning Map Amendment (Zone Change)

Project #: 2020-003336, RZ: 2020-00001

1. This is a request for a Zoning Map Amendment (Zone Change) for a site approximately 3.70-acres known as Lot JJ Block 0000 of Southwest Construction Co. Subdivision. It is located at 1200 Lomas Boulevard NE between Interstate 25 and University Blvd. NE. The site is currently vacant.
2. The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City.
3. The subject site is zoned MX-H (Mixed-Use High Intensity); the intention 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. The applicant is requesting a zone change to MX-M (Mixed-Use Medium Intensity) in order to allow for outdoor auto sales which is prohibited in MX-H.
4. The subject site is located within an Area of Change and along a Major Transit Corridor as designated in the Comprehensive Plan. The subject site is not located within a Protection Overlay Zone.
5. There is MX-M zoning to the west of the site. Lots to the south of the subject site are zoned MX-T and to the east are lots zoned MX-H.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

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

The requested MX-M zone furthers this policy by proposing a downzone from MX-H to MX-M on the south side of Lomas Boulevard next to existing MX-M and MX-T properties, which further transition to R-1D along Sigma Chi Road in the Spruce Park neighborhood. The MX-M zone provides a similar mix of uses at a slightly lower scale and intensity appropriate along a Major Transit Corridor that is also nearby a residential neighborhood.

Although the proposed use does not fulfill the maximum potential of the site, the scale of the use is the same as has been previously on the site. The downzone also

protects the neighborhood character of low-rise medical arts buildings and, further to the south, single-family residences.

8. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Land Use:

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

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

The request furthers this policy by allowing for near term development of the property so it can continue to provide needed employment and commercial services along a Major Transit Corridor. Over time, the requested zone, which allows largely the same uses as the existing zone, will provide new opportunities for nearby residents to work, shop, and play by walking rather than driving. This site (and others around it) was long used for auto dealerships and auto related uses. It has remained vacant for years and redevelopment would put this property back into productive use.

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 directs more intense commercial growth to the subject site, which is located along a designated Corridor and is considered an Area of Change. The request furthers this policy because changing the zoning for the property to MX-M will allow for more intense growth to occur while at the same time providing an appropriate density and scale for future development adjacent and transitioning to lower intensity zones and land uses.

The current state of the site is one of vacant neglect. The downzoning of the site would allow for activation of a site along a major transit corridor. Redevelopment of the site will promote stability for the area and the lots to the east and west of the site.

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

- d) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The subject site is located along Lomas Boulevard, which is designated as a Major Transit Corridor. The request supports this policy by continuing to provide opportunities for pedestrian-oriented, mixed-use development while slightly decreasing the number of very intense uses available between the Major Transit Corridor and the single-family residential area within the Spruce Park neighborhood.

Allowing car rental at the site provides a service to the area easily accessible by bus or by pedestrians. Having this service on a Major Transit Corridor will provide an option more convenient to in-town renters than existing airport locations.

- (b) GOAL 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

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

- (a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- (g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:
- (h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- (n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers this goal and policy because it will allow for infill development of quality commercial uses along Lomas Boulevard. subject site and surrounding area have long been zoned for commercial development and has been used for light vehicle sales and rental for many years. The property sits between Downtown Albuquerque to the west and UNM Hospital and the University to the east. The zone change will help facilitate the development of a use that provides a level of convenience to tourists, residents, and people who are visiting their family members while being a patient at UNMH.

The requested downzone to MX-M will encourage this more productive use of the subject site, which is currently a vacant building and parking lot with uses that are complementary and compatible with the surrounding area and its history. Future redevelopment of the subject site will bring those goods and services within walking and biking distance of nearby neighborhoods.

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

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

The request furthers this goal and policy because the change would support development of the site, which is located in an older, developed area of Albuquerque and has access to existing infrastructure including multiple-lane arterial roadways, storm drainage facilities, water and sewer, and other dry utilities.

- (d) 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.

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.

- (b) Encourage development that expands employment opportunities.
- (e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- (g) Encourage development where adequate infrastructure and community services exist.

The request furthers this goal and policy because it directs growth and redevelopment to a site designated as an Area of Change. The requested change will facilitate redevelopment of the subject site with a use compatible and consistent with the historical use in the surrounding area. It will expand employment opportunities and encourage job creation near Interstate 25, a primary regional freight corridor, and existing infrastructure. The downzoning, along with adjacent MX-T properties, ensures that an adequate transition and buffer is afforded to the nearby residential areas

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

- A. Criterion A: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and

Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in policy-based response, that the request would be consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

- B. Criterion B: The proposed amendment is located wholly in an Area of Change, so this criterion does not apply.
- C. Criterion C: The subject site is located wholly in an Area of Change. The existing zoning is inappropriate because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The requested downzone to MX-M furthers numerous goals and policies of the Comprehensive Plan, as specifically described in the policy analysis in the response to criterion (a). Approving a change to the MX-M zone in the proposed location will implement the appropriate pattern of land use, development density, and intensity for this location by facilitating redevelopment of the subject site with uses consistent with the historical uses in the area. This redevelopment will eliminate a currently vacant and underutilized property along this stretch of Lomas Boulevard and utilize existing infrastructure and public services. The request will also lead to additional job creation while providing an adequate transition and buffer to nearby low-density residential areas.

- D. Criterion D: None of the permissive uses in the MX-M zone will be harmful to the adjacent property, neighborhood, or community. As a downzone, generally there will be fewer intense land uses available for development compared to those currently available in the MX-H zone
- E. Criterion E: The proposed zone change will not require major and unprogrammed capital expenditures by the City. The subject site has access to roadways, sewer, water, and storm water facilities with adequate capacity to serve the development made possible by the request. Ant extensions of these services, if required, for any specific development proposal will be the sole responsibility of the developer.
- F. Criterion F: The justification for the request is not solely based on the property's location on a major street although it is a factor. The basis is connected more to the historic use of the property and the existing on-site buildings.
- G. Criterion G: The request is not based primarily upon the cost of land or economic considerations. The request is support for Comprehensive Plan policies making the request more advantageous to the community by providing jobs through redevelopment of a vacant and underutilized property
- H. Criterion H: The request would not result in a spot zone as the property to the west is currently zoned MX-M. The proposed site is more suitable to the proposed use than the existing MX-M property to the west as it has existing buildings to be utilized by the activity.

10. The applicant's policy analysis adequately demonstrates that the request generally furthers a preponderance of applicable Goals and Policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
11. The affected neighborhood organizations are Spruce Park Neighborhood Association, Santa Barbara Martineztown Neighborhood Association, and the Martineztown Work Group. Property owners within 100 feet of the subject site were also notified as required.
15. As of this writing, Staff has received no letters in support or opposition of this request.

Recommendation – RZ-2020-00001, January 9, 2020

APPROVAL of Project #: 2020-003336, RZ-2020-00001, a request for Zoning Map Amendment from MXH to MX-M for Lot JJ Block 0000 of Southwest Construction Co. Subdivision, an approximately 3.70-acres site based on the preceding Findings.



Leslie Naji
Senior Planner

Notice of Decision cc list:

(List to be compiled after final decision)

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

PR-2020-003336

The request for zone change to MX-M does not present concerns in terms of allowable uses, is compatible with surrounding adjacent zone districts, and matches abutting zoning to the west. However, the zone map amendment request from MX-H to MX-M generally does not support the intended level of intensity for this Major Transit corridor. These two zones allow most of the same uses but at a slightly less urban and intense development potential in the MX-M zone. The applicant's request for MX-M, instead of a zone district such as NR-C (Non-residential – Commercial) that also allows outdoor display and storage of vehicles, respects the underlying intention for the future mixed-use development of this site, while allowing the current owner to use the property for a light vehicle sales lot with outdoor vehicle display.

DMD

Transportation Section

No Comments

MRMPO

Transportation Planner

Project #2020-003336

No adverse comments.

AMAFCA

Development Review Engineer has no objections

PICTURE PAGES

March 12, 2018



Figure 1: Looking southeast, from western corner of the subject site.



Figure 2: Looking northeast, across subject site towards Lomas Blvd..

March 12, 2018

Figure 3: Looking northwest, across the subject site, towards Lomas Blvd..



Figure 4: Looking east, across adjacent property.

March 12, 2018

Figure 5: Looking southwest from northeast corner of property.



Figure 6: Looking north across Lomas.

March 12, 2018



Figure 7:
Looking west
from eastern
edge of property
along Lomas.

Figure 8: Looking
south along western
property line.



ZONING

Please refer to the Integrated Development Ordinance
for specifics of the MX-M zone

APPLICATION 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: Sandia Foundation		Phone: (505) 242-2684
Address: 6211 San Mateo Blvd NE, Suite 100		Email: Riis@sandiafoundation.org
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Down-zone from MX-H to MX-M

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


Lot or Tract No.: Parcel JJ	Block:	Unit:
Subdivision/Addition: Southwestern Construction Company	MRGCD Map No.:	UPC Code: 101505829013840648
Zone Atlas Page(s): J-15	Existing Zoning: MX-H	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 3.7 acres

LOCATION OF PROPERTY BY STREETS

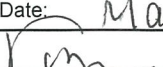
Site Address/Street: 1200 Lomas Blvd NE Between: Interstate 25 and: University Blvd

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

Z-1422 and Project #1009096

Signature:  Date: 1/30/2020
Printed Name: Jacqueline Fishman, AICP ☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
RZ-2020-00001	ZMA	\$695			
Meeting/Hearing Date: March 12, 2020			Fee Total: \$695		
Staff Signature: 			Date: 1-30-2020 Project # PR-2020-003336		

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature: 

Date: 1/30/2020

Printed Name: Jacqueline Fishman, AICP

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

PR-2020-003336

R2-2020-00001

Staff Signature: 

Date: 1-30-2020



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 February 26, 2020 To March 12, 2020

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.

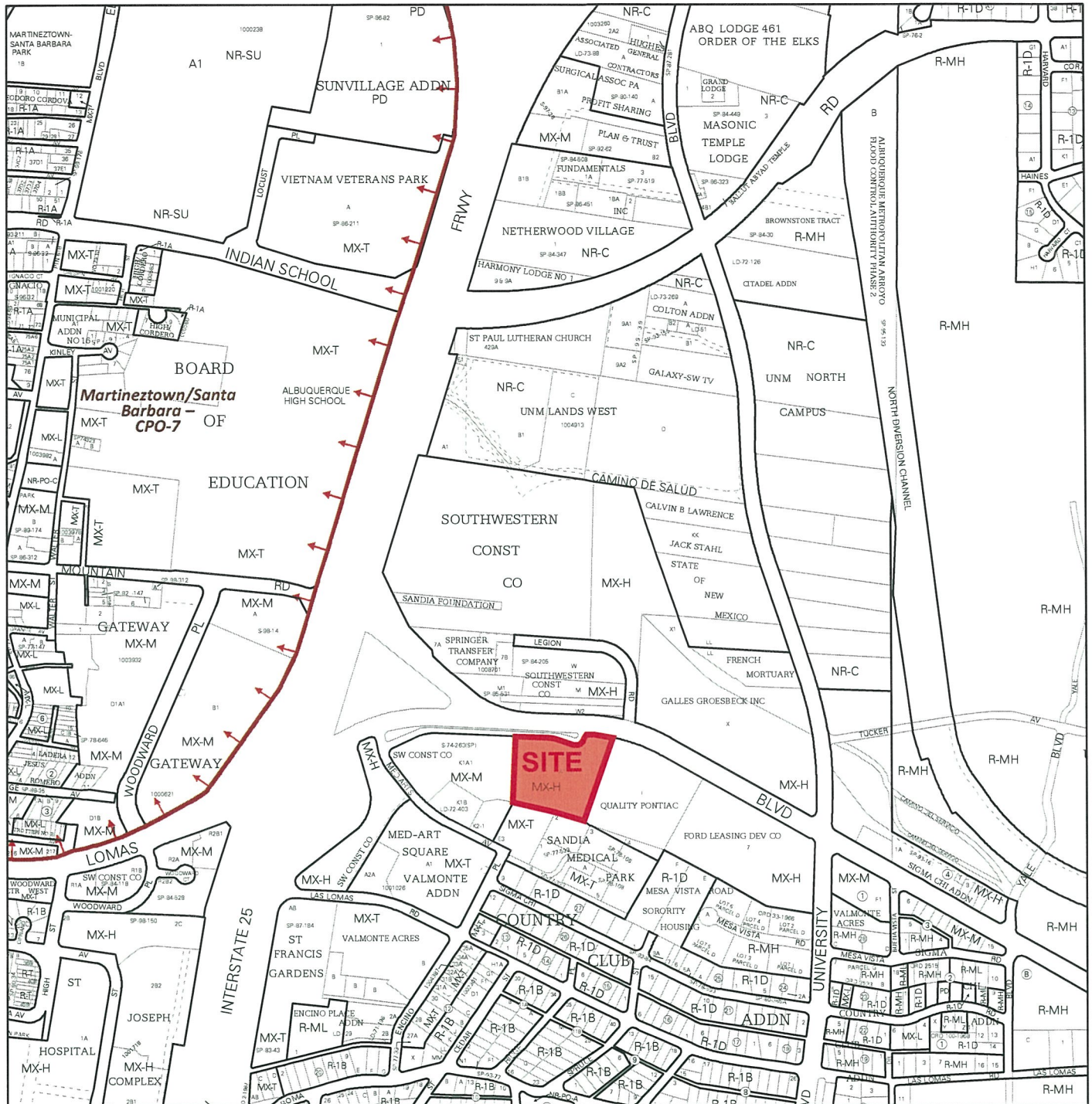
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Michael J. Van
(Applicant or Agent)

1/30/2020
(Date)

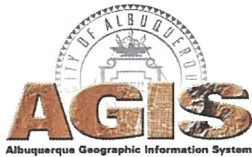
I issued 1 signs for this application, 1-30-2020, [Signature]
(Date) (Staff Member)

PROJECT NUMBER: PR-2020-003336

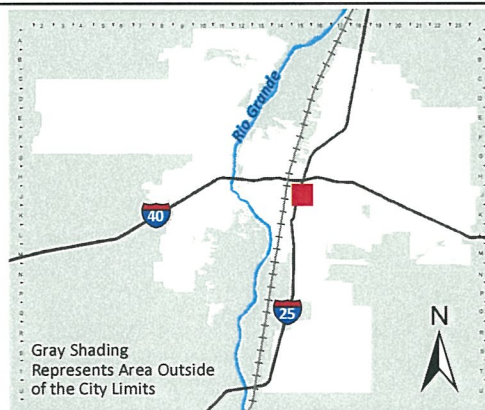


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

J-15-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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Sandia Foundation DATE OF REQUEST: 01/22/2020 ZONE ATLAS PAGE(S): J-15

CURRENT:

ZONING MX-H

PARCEL SIZE (AC/SQ. FT.) 3.7 acres

LEGAL DESCRIPTION:

LOT OR TRACT # JJ BLOCK # _____

SUBDIVISION NAME Southwestern Construction Company

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE [X]: From MX-H To MX-M

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____

BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE



DATE

1/22/20

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

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

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

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

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

TRAFFIC ENGINEER

DATE

01-22-20

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

TIS

-SUBMITTED

-FINALIZED

TRAFFIC ENGINEER

DATE

Revised January 20, 2011



December 23, 2019

Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Sandia Foundation – Request for Zoning Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent for a zone change request for the property located at 1200 Lomas Boulevard NE. The property is legally described as Parcel JJ, Southwestern Construction Company, T10N SEC16 R3E, and is approximately 3.7 acres in size. The Sandia Foundation is the owner of the property.

Thank you for your consideration.

Sincerely,


Riis Gonzales
President & CEO
Sandia Foundation

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-331 Date: 11-19-19 Time: 2:00 pm

Address: 1200 Lomas Blvd. NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner

Code Enforcement: Carl Garcia

Fire Marshall: _____

Transportation: Mojgan Madaandari

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

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

Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: develop car rental facility and used car sales

SITE INFORMATION:

Zone: MX-H Size: 3.1 acres

Use: vehicle sales, car rentals Overlay Zone: _____

Comp Plan Area Of: Change Comp Plan Corridor: major transit-loma

Comp Plan Center: no MPOS or Sensitive Lands: no

Parking: table 5-5-1 MR Area: no

Landscaping: 5-6, p. 251 Street Trees: _____

Use Specific Standards: 4-3(D)(19)

Dimensional Standards: table 5-1-2, p. 194

*Neighborhood Organization/s: Spruce Park?

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

PROCESS:

Type of Action: ① site plan admin or ② zone change - 6-7(3) - EPC

Review and Approval Body: EPC, if zone Δ Is this PRT a requirement? yes, if zone Δ

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-331 Date: 11-19-19 Time: 2:00pm
Address: 1200 Lomas Blvd NE

NOTES:

- light vehicle sales and rental is a permitted use in the MX-H zone
- Definition - p. 470 (no outdoor vehicle storage)
- use-specific standard - 4-3(D)(3), p. 149
- outdoor vehicle storage - Def. p. 481
- if MX-H, put shade structures or carports
- or change zoning to MX-M. (match adjacent lot)
- zone change criteria - written response essay required. address 6-7(F)(3) - p. 427
 - get agent to do justification
 - can do whole application or just writing
- Env. Planning Commission (EPC).
 - www.cabq.gov/planning → Boards + Commis.
 - look at staff reports + agendas
- public hearing - meets 1x/month
- public notice 6-4(K), p. 345
 - (prop owner + neighbd assoc.)
- old project #s: PR-2018-001579, 1009096, 31422



January 29, 2020

Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: 1200 Lomas Blvd NE – Request for Zoning Map Amendment

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

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

On behalf of the Sandia Foundation, Consensus Planning submits this request for approval of a Zoning Map Amendment – EPC. The purpose of this letter is to provide justification of the Applicant’s request for a Zoning Map Amendment from the existing MX-H zone to the MX-M zone by responding to the decision criteria specified in Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3). The subject site is located on the south side of Lomas Boulevard NE between Interstate 25 and University Boulevard (see Figure 1).

Figure 1. Subject site (bounded in red) and context in within the surrounding area.



PROJECT CONTEXT

The subject site consists of Parcel JJ, Southwestern Construction Company, which contains approximately 3.7 acres. The property is currently vacant with a large building in the center of the property and a smaller building along the western property line. It was previously used as an automobile sales and repair facility. If the requested downzoning is approved, the Applicant intends to again lease the property for light vehicle sales and rental uses as defined in the IDO.

PRINCIPALS

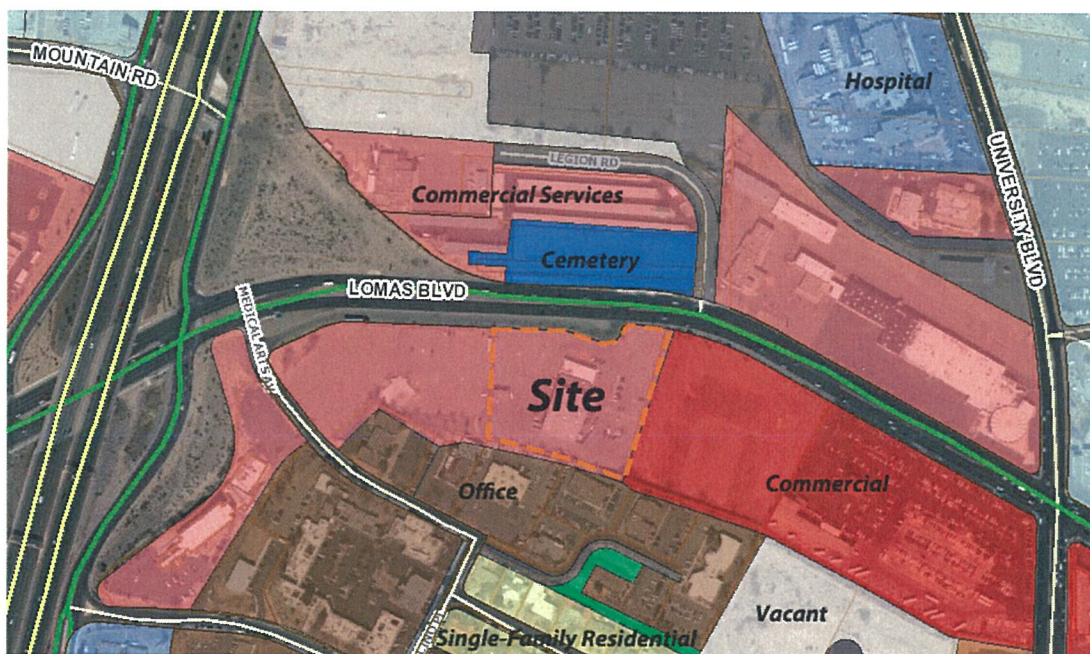
James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

The property is within the Near Heights Community Planning Area and is designated as an “Area of Change” in the 2017 Albuquerque/Bernalillo County Comprehensive Plan. Lomas Boulevard is designated as a Major Transit Corridor. Interstate 25 is a Commuter Corridor and University Boulevard is a Premium Transit Corridor.

This stretch of Lomas Boulevard between University Boulevard and Interstate 25 has long been home to automobile sales and rental uses. In addition to the subject site, the property to the east was formerly a used car dealership and the northwest corner of Lomas and University was the longtime home of Galles Chevrolet until it relocated north to University Boulevard and Candelaria Road.

In addition to these automobile-related uses, there is a self-storage facility and cemetery located on the north side of Lomas Boulevard across from the subject site, a vacant parking lot to the west owned by the University of New Mexico, another parking facility for UNM to the east, and several offices and medical uses located to the south and southwest from the subject site. The nearest single-family residential uses are over 330 feet south on Sigma Chi Road within the Spruce Park neighborhood.

Figure 2. Land Use Context (subject site bounded in orange)



The current zoning of the subject site is MX-H, Mixed-Use High Intensity. There is additional MX-H zoning to the north and east concentrated along Lomas Boulevard. Farther north along University Boulevard toward Indian School Road is a significant amount of NR-C, Non-Residential Commercial. The majority of the University of New Mexico North and Central Campuses, located east of University Boulevard, are zoned R-MH. The property to the west is zoned MX-M. MX-T functions as a transition between the MX-H and MX-M properties and R-1D of the homes on Sigma Chi Road.



CONSENSUS

PLANNING

TABLE 1. SURROUNDING ZONING & LAND USE

	ZONING	LAND USE
NORTH	MX-H and NR-C	Commercial, Hospital, Cemetery, & Parking
EAST	MX-H, MX-M, and R-MH	Commercial, Educational, & Parking
SOUTH	MX-T and R-1D	Office, Medical, and Single-Family Residential
WEST	MX-M	Vacant and Office

Figure 3. Existing Zoning (subject site bounded in orange)

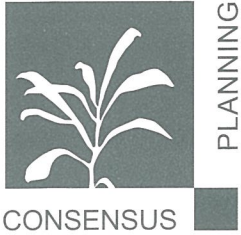


SUMMARY OF REQUEST

The Applicant, Sandia Foundation, is the owner of the subject site. The Foundation leases its properties to businesses that provide the residents of Albuquerque with goods and services, employment, and add to a stable and vibrant commercial environment all while supporting their philanthropic mission benefitting the University of New Mexico, Dickinson College, and a variety of Albuquerque charitable organizations.

Sandia Foundation intends to lease the subject site again for light vehicle sales and rental uses. The IDO permits this use in both the MX-M and MX-H zone districts; however, the MX-H zone includes a Use-specific Standard prohibiting any outdoor display or storage of vehicles. The site currently includes some indoor vehicle display area, but the effect of this standard would render this site unsuitable due to the significant investment it would require for construction of buildings for vehicle display on large portions of the site that are currently open parking areas.

The request is to downzone to the MX-M district, which permits the proposed use without the extra requirement to display all automobiles indoors. MX-M remains a compatible zone with the surrounding area, zoning, and uses given the context and is supported by Comprehensive Plan goals and policies for development along Corridors. It also results in fewer potentially harmful uses that could occur



under the existing MX-H zoning and can function as a more compatible transition toward the less intense MX-T and R-1D zone districts located farther south.

JUSTIFICATION

This request for a Zoning Map Amendment complies with the criteria outlined in Section 14-16-6-7(F)(3) of the Integrated Development Ordinance (IDO) as follows:

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

Applicant's Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of Comprehensive Plan policies related to Centers and Corridors, Development Areas, and Land Use, as follows:*

Comprehensive Plan Policies (Applicant responses in italics):

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

Applicant Response: *The requested MX-M zone furthers this policy by proposing a downzone from MX-H to MX-M on the south side of Lomas Boulevard next to existing MX-M and MX-T properties, which further transition to R-1D along Sigma Chi Road in the Spruce Park neighborhood. The MX-M zone provides a similar mix of uses at a slightly lower scale and intensity appropriate along a Major Transit Corridor that is also nearby a residential neighborhood.*

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

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

- a) **Create walkable places that provide opportunities to live, work, learn, shop, and play.**
- 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 request furthers this policy by allowing for near term development of the property so it can continue to provide needed employment and commercial services along a Major Transit Corridor. Over time, the requested zone, which allows largely the same uses as the existing zone, will provide new opportunities for nearby residents to work, shop, and play by walking rather than driving. This site (and others around it) was long used for auto dealerships and auto related uses. It has remained vacant for years and redevelopment would put this property back into productive use.*



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 directs more intense commercial growth to the subject site, which is located along a designated Corridor and is considered an Area of Change. The request furthers this policy because changing the zoning for the property to MX-M will allow for more intense growth to occur while at the same time providing an appropriate density and scale for future development adjacent and transitioning to lower intensity zones and land uses.*

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

- d) **Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.**

Applicant Response: *The subject site is located along Lomas Boulevard, which is designated as a Major Transit Corridor. The request supports this policy by continuing to provide opportunities for pedestrian-oriented, mixed-use development while slightly decreasing the number of very intense uses available between the Major Transit Corridor and the single-family residential area within the Spruce Park neighborhood.*

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

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

- a) **Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.**
- g) **Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:**
- h) **Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.**
- n) **Encourage more productive use of vacant lots and under-utilized lots, including surface parking.**

Applicant Response: *The request furthers this goal and policy because it will allow for infill development of quality commercial uses along Lomas Boulevard. subject site and surrounding area have long been zoned for commercial development and has been used for light vehicle sales and rental for many years. The property sits between Downtown Albuquerque to west and UNM Hospital and the University to the east. The zone change will help facilitate the development of a use that provides a level of convenience to tourists, residents, and people who are visiting their family members while being a patient at UNMH.*



The requested downzone to MX-M will encourage this more productive use of the subject site, which is currently a vacant building and parking lot with uses that are complementary and compatible with the surrounding area and its history. Future redevelopment of the subject site will bring those goods and services within walking and biking distance of nearby neighborhoods.

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

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

Applicant Response: *The request furthers this goal and policy because the change would support development of the site, which is located in an older, developed area of Albuquerque and has access to existing infrastructure including multiple-lane arterial roadways, storm drainage facilities, water and sewer, and other dry utilities.*

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.

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.

- b) Encourage development that expands employment opportunities.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.

Applicant Response: *The request furthers this goal and policy because it directs growth and redevelopment to a site designated as an Area of Change. The requested change will facilitate redevelopment of the subject site with a use compatible and consistent with the historical use in the surrounding area. It will expand employment opportunities and encourage job creation near Interstate 25, a primary regional freight corridor, and existing infrastructure. The downzoning, along with adjacent MX-T properties, ensures that an adequate transition and buffer is afforded to the nearby residential areas.*

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

Applicant's Response: *The subject site is located wholly in an Area of Change, so this criterion does not apply.*

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

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

Applicant Response: *The proposed amendment is located wholly in an Area of Change. The existing zoning is inappropriate because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.*

As described in this justification letter, the requested downzone to MX-M furthers numerous goals and policies of the Comprehensive Plan, as specifically described in the policy analysis in the response to criterion (a). Approving a change to the MX-M zone in the proposed location will implement the appropriate pattern of land use, development density, and intensity for this location by facilitating redevelopment of the subject site with uses consistent with the historical uses in the area. This redevelopment will eliminate a currently vacant, blighted, and underutilized property along this stretch of Lomas Boulevard and utilize existing infrastructure and public services. The request will also lead to additional job creation while providing an adequate transition and buffer to nearby low-density residential areas.

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

Applicant's Response: *None of the permissive uses in the MX-M zone will be harmful to the adjacent property, neighborhood, or community. As a downzone, generally there will be fewer intense land uses available for development compared to those currently available in the MX-H zone. Uses eliminated by the requested downzone include:*

- *Daytime gathering facility,*
- *Overnight shelter,*
- *Construction contractor facility and yard,*
- *Amphitheater,*
- *Adult retail, and*
- *Light manufacturing.*

Self-storage will still be allowed, but will require a Conditional Use in the MX-M zone.

Three uses are allowed in MX-H, but are made more permissive under the MX-M: paid parking lot, park-and-ride lot, and drive-through or drive-up facility. Parking lots exist in abundance in the surrounding area whether related to the University with park-and-ride buses or with the historical auto dealership uses, so

those uses would not be harmful to any adjacent properties, the neighborhood, or the community. Drive-through or drive-up facilities will not be harmful because any new facility proposed will be required to comply with IDO Use-specific Standards and other design standards that mitigate the effects of the use.

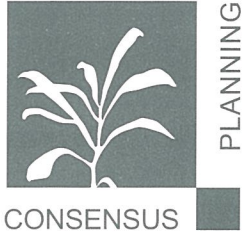
Finally, new uses in the MX-M zone include small group home, kennel, nursery, accessory dwelling unit, and outdoor animal run. Kennel and outdoor animal run require a Conditional Use approval with a public hearing process, while the others (except for small group homes) must be accessory to another use of the property. Medium and Large Group homes are currently allowed, so also allowing a smaller home will not be harmful to neighbors.

TABLE 2. IDO ZONING COMPARISON: MX-H VS. MX-M		
USE	MX-H	MX-M
Group home, small	-	P
Daytime gathering facility	C	-
Overnight shelter	C	-
Kennel	-	C
Nursery	-	A
Paid parking lot	A	P
Construction contractor facility and yard	C	-
Self-storage	P	C
Amphitheater	C	-
Adult retail	P	-
Park-and-ride lot	C	P
Light manufacturing	A	-
Drive-through or drive-up facility	CA	A
Dwelling unit, accessory	-	A
Outdoor animal run	-	CA

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

- 1. Have adequate capacity to serve the development made possible by the change of zone.**
- 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's Response: *The proposed zone change will not require major and unprogrammed capital expenditures by the City. The subject site has access to roadways, water, sewer, and storm water facilities with adequate capacity to serve the development made possible by the request. Any extensions of these services, if required, for any specific development proposal will be the sole responsibility of the developer.*



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

Applicant's Response: *While the property is located adjacent to Lomas Boulevard, it is not the determining factor for the requested downzone. As described earlier in this letter, the request is based on being more advantageous to the community as it furthers a preponderance of applicable Comprehensive Plan policies and will facilitate the redevelopment of a vacant, blighted, and underutilized property with a use that is consistent with historical development in the surrounding area. It will also preserve opportunities for additional pedestrian-oriented, mixed-use development for the future.*

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

Applicant's Response: *The justification for this downzone to MX-M is not completely or predominantly based on such considerations. The determining factor for this request is support for Comprehensive Plan policies making the request more advantageous to the community by providing jobs through redevelopment of a vacant, blighted, and underutilized property. The request also provides opportunities for pedestrian-oriented, mixed-use development that has more than adequate transitions and buffers to nearby residential neighborhoods.*

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

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

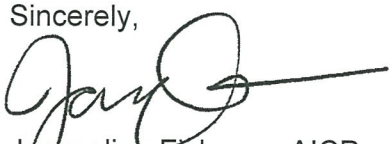
Applicant's Response: *The zone change does not apply a zone district to one small area or one premise, or to a strip of land along a street. The subject site is abutting another large parcel of land to the west that is zoned MX-M and is approximately 320-450 feet deep south of Lomas Boulevard. The two properties combined are over 8 acres in size.*

CONCLUSION

On behalf of Sandia Foundation, we respectfully request approval of this request for a Zoning Map Amendment for the subject site.

Thank you for your consideration.

Sincerely,


Jacqueline Fishman, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION

From: [Quevedo, Vicente M.](#)
To: [Michael Vos](#)
Subject: Neighborhood Meeting Inquiry_1200 Lomas Blvd NE_EPC
Date: Tuesday, December 17, 2019 4:24:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[ZoneAtlas-J-15-Site.pdf](#)

Michael,

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Spruce Park NA	James	Tolbert	jamestolbert81@gmail.com	424 Spruce Street NE	Albuquerque	NM	87106		5056201448
Spruce Park NA	Peter	Feibelman	pjfeibe@msn.com	1401 Sigma Chi Road NE	Albuquerque	NM	87106	5055143256	5052421946
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE	Albuquerque	NM	87102	5054174004	
Martineztown Work Group	Loretta	Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102	5052707716	
Santa Barbara Martineztown NA	Loretta	Naranjo	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102	5052707716	
Santa Barbara Martineztown NA	Ian	Colburn	colburn.ian@gmail.com	1002 Arno NE	Albuquerque	NM	87102	5055804953	

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

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

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

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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

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

Sent: Tuesday, December 17, 2019 3:32 PM

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

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Parcel JJ, Southwestern Construction Company: T10N SEC16 R3E CON 3.73421APARCELJ W SE

Physical address of subject site:

1200 Lomas Blvd NE

Subject site cross streets:

Lomas Blvd and Legion Road

Other subject site identifiers:

Between I-25 and University on the south side of the road

This site is located on the following zone atlas page:

J-15

=====

This message has been analyzed by Deep Discovery Email Inspector.

Michael Vos

From: Jackie Fishman
Sent: Wednesday, December 18, 2019 5:22 PM
To: jamestolbert81@gmail.com; pjfeibe@msn.com
Cc: Michael Vos
Subject: Preapplication notification
Attachments: ZoneAtlas_J-15_Site.pdf

Dear Neighbors:

This email is notification that Consensus Planning is preparing an application on behalf of the Sandia Foundation for a Zoning Map Amendment to be submitted to the Environmental Planning Commission (EPC) for the property located at 1200 Lomas Boulevard NE.

The subject site is located on the south side of Lomas Boulevard between Interstate 25 and University Boulevard and is legally described as Parcel JJ, Southwestern Construction Company containing approximately 3.7 acres (see attached zone atlas page).

The applicant is proposing to downzone from MX-H (Mixed-use High Intensity) to MX-M (Mixed-use Medium Intensity) in order to allow for light vehicle sales and rental with associated outdoor display and storage of the vehicles.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until January 2, 2020 to request a meeting. If you do not want to schedule a meeting, please also let me know, so we can continue in our application process.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

Michael Vos

From: Jackie Fishman
Sent: Wednesday, December 18, 2019 5:23 PM
To: lnjalopez@msn.com; colburn.ian@gmail.com
Cc: Michael Vos
Subject: Preapplication Notification
Attachments: ZoneAtlas_J-15_Site.pdf

Dear Neighbors:

This email is notification that Consensus Planning is preparing an application on behalf of the Sandia Foundation for a Zoning Map Amendment to be submitted to the Environmental Planning Commission (EPC) for the property located at 1200 Lomas Boulevard NE.

The subject site is located on the south side of Lomas Boulevard between Interstate 25 and University Boulevard and is legally described as Parcel JJ, Southwestern Construction Company containing approximately 3.7 acres (see attached zone atlas page).

The applicant is proposing to downzone from MX-H (Mixed-use High Intensity) to MX-M (Mixed-use Medium Intensity) in order to allow for light vehicle sales and rental with associated outdoor display and storage of the vehicles.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until January 2, 2020 to request a meeting. If you do not want to schedule a meeting, please also let me know, so we can continue in our application process.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

Michael Vos

From: Jackie Fishman
Sent: Wednesday, December 18, 2019 5:23 PM
To: rosalmartinez06@gmail.com; lnjalopez@msn.com
Cc: Michael Vos
Subject: Preapplication Notification
Attachments: ZoneAtlas_J-15_Site.pdf

Dear Neighbors:

This email is notification that Consensus Planning is preparing an application on behalf of the Sandia Foundation for a Zoning Map Amendment to be submitted to the Environmental Planning Commission (EPC) for the property located at 1200 Lomas Boulevard NE.

The subject site is located on the south side of Lomas Boulevard between Interstate 25 and University Boulevard and is legally described as Parcel JJ, Southwestern Construction Company containing approximately 3.7 acres (see attached zone atlas page).

The applicant is proposing to downzone from MX-H (Mixed-use High Intensity) to MX-M (Mixed-use Medium Intensity) in order to allow for light vehicle sales and rental with associated outdoor display and storage of the vehicles.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until January 2, 2020 to request a meeting. If you do not want to schedule a meeting, please also let me know, so we can continue in our application process.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

7018 3090 0000 7086 0810

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87110

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total	\$6.95

Sent To: **BARRETT TRUSTEE BARRERAS**
RVL
3325 CUERVO DR NE
ALBUQUERQUE NM 87110-2033

Postmark: **JAN 30 2020**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service® for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office® for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records

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

7018 3090 0000 7086 0808

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

FARMINGTON, MI 48331

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total	\$6.95

Sent To: **SANDIA FOUNDATION C/O PARADIGM**
TAX GROUP
34405 W 12 MILE RD SUITE 215
FARMINGTON HILLS MI 48331-3391

Postmark: **JAN 30 2020**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 3090 0000 7086 0827

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87131

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total	\$6.95

Sent To: **REGENTS OF UNM REAL ESTATE DEPT**
MSC06-3595-1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001

Postmark: **JAN 30 2020**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 3090 0000 7086 0834

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total	\$6.95

Sent To: **SANDIA FOUNDATION**
6211 SAN MATEO BLVD NE SUITE 100
ALBUQUERQUE NM 87109

Postmark: **JAN 30 2020**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

January 29, 2020

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, March 12, 2020 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials will be posted on the City website, <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>, on Thursday, March 5, 2020.

REQUEST

Consensus Planning, agent for the Sandia Foundation, requests a Zoning Map Amendment - EPC for Parcel JJ, Southwestern Construction Company, zoned MX-H (Mixed-use High Intensity). The subject property is located at 1200 Lomas Boulevard NE between Interstate 25 and University Boulevard and contains approximately 3.7 acres. The request is for a downzone to MX-M (Mixed-Use Medium Intensity) to allow for light vehicles sales and rental similar to past uses of the property.

Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria.

If you have questions, would like to request a facilitated meeting, or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

Attachment: Zone Atlas Page

Michael Vos

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, January 28, 2020 9:56 AM
To: Michael Vos
Subject: 1200 Lomas Blvd NE Public Notice Inquiry
Attachments: ZoneAtlas_J-15_Site.pdf

Dear Applicant,

As of today, Tuesday, January 28, 2020, there are no affected associations to notify regarding your Public Notice Inquiry. Thank you.

Thanks,



Dalaina L. Carmona

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



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, January 27, 2020 10:02 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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



Property Owner Buffer Map



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

100 Feet Excluding ROW as shown.
Prepared by Consensus Planning
1/27/2020



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

601 0 301 601 Feet

1: 3,607

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Albuquerque
1/27/2020

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description	Acres
101505829517540940	BARRERAS JOE R TRUSTEE BARRERAS RVLT	3325 CUERVO DR NE	ALBUQUERQUE NM 87110-2033	LOMAS BLVD NE	ALBUQUERQUE NM 87102	34X34X646 S16 IN 3E D 512 P 421EXCEPT E POJ	0.43
101505828310740606	REGENTS OF UNM REAL ESTATE DEPT	MSC06-3595-1 UNIVERSITY OF NM	ALBUQUERQUE NM 87131-0001	1101 MEDICAL ARTS NE	ALBUQUERQUE NM 87102	TRACT 2 OF TRACTS 1 & 2 PARCEL A SANDIA MEDICAL PARK CONT 0.7197 AC	0.7197
101505831816640901	SANDIA FOUNDATION	6211 SAN MATEO BLVD NE SUITE 100	ALBUQUERQUE NM 87109	LOMAS BLVD NE	ALBUQUERQUE NM 87102	TRACT M-3 SOUTHWESTERN CONST CO ETAL TION FEE SEC 16 CONT 0.041	0.041
101505825418140906	SANDIA FOUNDATION C/O PARADIGM TAX GROUP	3440S W 12 MILE RD SUITE 215	FARMINGTON HILLS MI 48331-3391	1200 LEGION RD NE	ALBUQUERQUE NM 87102	TR M-1 SOUTHWESTERN CONSTRUCTION CONT 0.8531 AC M/L	0.8531