



Environmental Planning Commission

Staff Report

Agenda Number: 2

Project #: PR-2022-006237

Case #: RZ-2022-00051

Hearing Date: November 17, 2022

Agent	Modulus Architects & Land Use Planning
Applicant	Sun Center Partners, LLC
Request	Zoning Map Amendment (zone change)
Legal Description	all or a portion of Tract 2A-2B3 (Replat Map for Tract 2A-2BA and 2A-2B2) Journal Center
Location	located at 7700 Jefferson St. NE, between San Francisco Dr. NE and Jefferson St. NE.
Size	Approximately 3-acres
Existing Zoning	NR-BP
Proposed Zoning	MX-H

Staff Recommendation

APPROVAL of RZ-2022-00051, based on the Findings beginning on Page 25.

***Staff Planner
Leroy Duarte, Current Planner***

Summary of Analysis

The request is for a zoning map amendment for an approximately 3-acre site that comprises the NE corner of the intersection of Jefferson St. NE and San Francisco Dr. NE. The subject site is within the boundaries of the Journal Center Master Development Plan and a designated Employment Center. The applicant wants to change the subject site's zoning to MX-H to facilitate a future multi-family residential development. The subject site is in an Area of Change.

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

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

Staff recommends approval.



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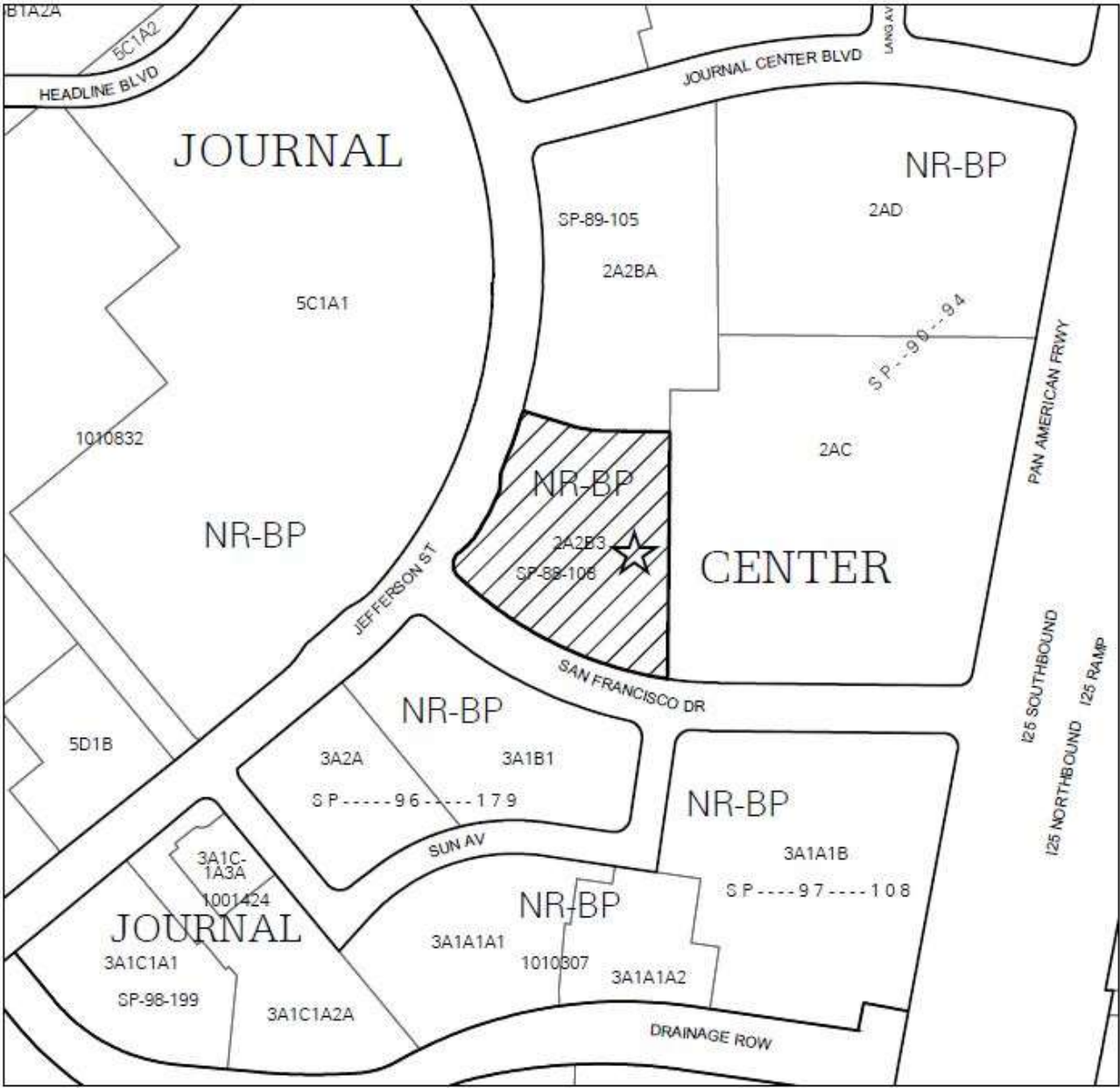
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IDO ZONING MAP

Note: Gray shading
Indicates County.



1 inch = 250 feet

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LAND USE MAP

Note: Gray shading
Indicates County.

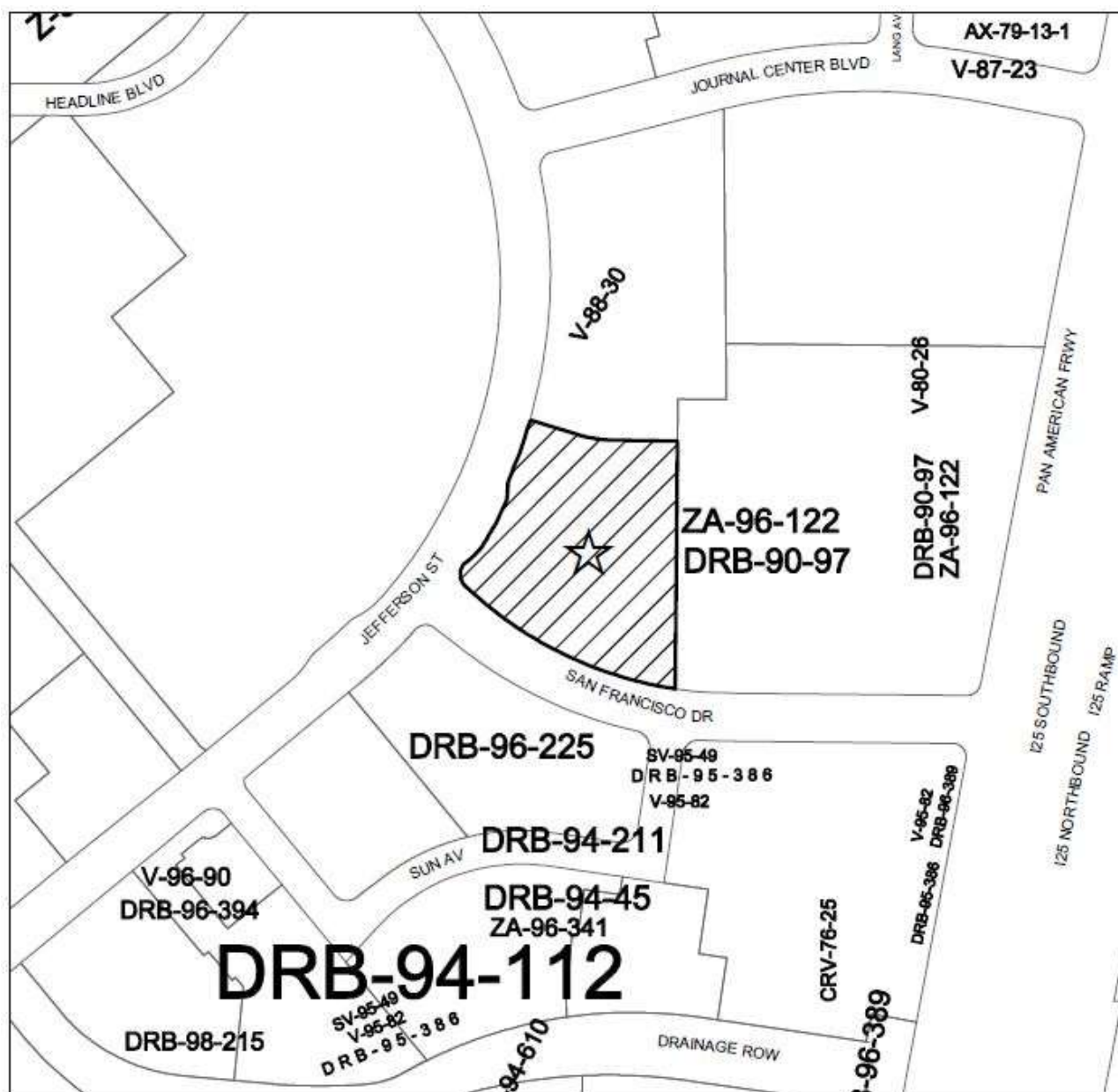
Key to Land Use Abbreviations	APRT Airport
LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	AGRI Agriculture
COMM Commercial Retail	PARK Parks and Open Space
CMSV Commercial Services	DRNG Drainage
OFC Office	VAC Vacant
IND Industrial	UTIL Utilities
INSMED Institutional / Medical	CMTY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



1 inch = 250 feet

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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:

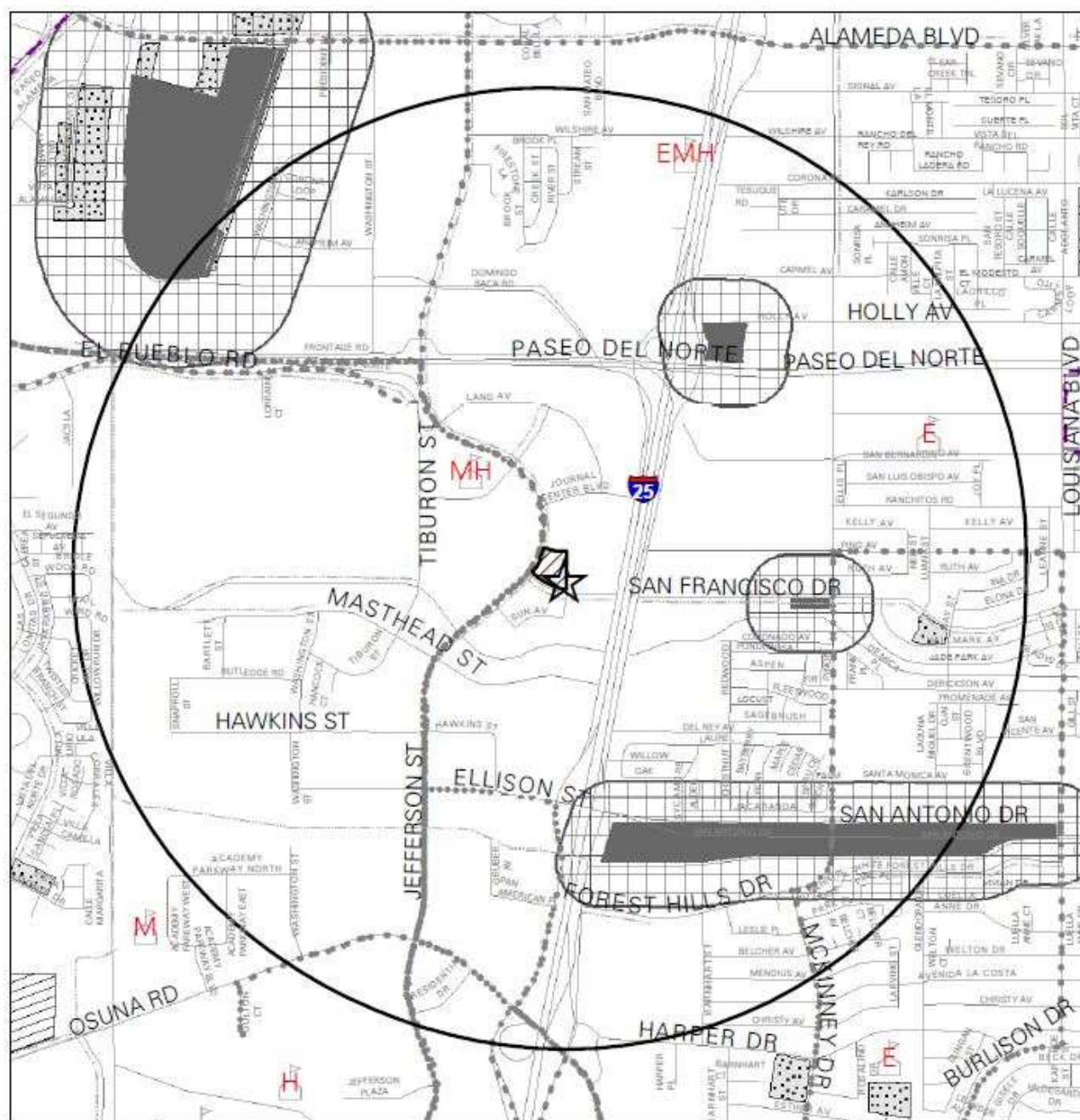
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Public Facilities Map with One-Mile Buffer

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

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-BP	Area of Change	Commercial Services (Parking Lot)
<i>North</i>	NR-BP	Area of Change	Commercial Services (Office)
<i>South</i>	NR-BP	Area of Change	Commercial Services (Office)
<i>East</i>	NR-BP	Area of Change	Commercial Services (Hotel)
<i>West</i>	NR-BP	Area of Change	Industrial

Request

The request is for a zoning map amendment (zone change) for an approximately 3-acre site legally described as Tract 2A-2B3 (Replat Map for Tract 2A-2BA and 2A-2B2) Journal Center, located at 7700 Jefferson St. NE, between San Francisco Dr. NE and Jefferson St. NE (the “subject site”).

The subject site is located in the Journal Center business park that was conceptualized in the 1980s and has developed according to the Journal Center Master Development Plan. The subject site currently serves as a parking lot containing 314 parking spaces.

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

EPC Role

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

Context

The subject site is located within the boundaries of the Journal Center, an established business park characterized by a variety of land uses, landscaping, and pedestrian pathways. Land uses within Journal Center are primarily offices, commercial services, and industrial with some commercial retail. Located further north of the subject site lies one vacant MX-M tract located approximately 867' SW of the subject site.

The lot adjacent to the subject site to the north are offices, south of the subject site lies The Plaza North comprised of a variety of offices and further south of the plaza lies a bank that was recently

approved for MX-H zoning by the Environmental Planning Commission in June of 2022. The subject site is bounded by Jefferson St. NE to the west, further west lies the Albuquerque Journal classified as industrial use. East of the subject lies a hotel.

History

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

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

The subject site was approved for a parking lot containing 314 spaces by the DRB on April 24, 2002 (Project#1000389, DRB96-389) for Tract 3A-1A-1B Journal Center for the Sun /healthcare Group as overflow parking.

The subject site was granted a Major Amendment, removing the parking lot from the approved Sun Health Master Site Plan. (PR-2021-006237/SI-2021-01915), based on findings presented by the applicant and approved by the Planning Director.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Jefferson St. NE is a Community Principal Arterial. Sun Ave. NE is a local street.

Comprehensive Plan Designations

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

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

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

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

Trails/Bikeways

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

Transit

The subject site is well served by ABQ Ride Routes 140/141, 251, and 551 that run along Jefferson St. NE. Route 140-San Mateo/CNM runs weekdays from early morning and into the night with a frequency of 30 minutes. ABQ Ride Route 251- ABQ Rio Rancho Rail Runner Connection, runs in the weekday mornings with a frequency of 30 minutes and off-peak frequency of 45 minutes. ABQ Ride Route 551- Jefferson/Paseo del Norte Express, which connects to a Park & Ride lot, has been temporarily suspended due to COVID-19.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

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

Infill Development: An area of platted or un-platted 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.

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

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

Dwelling, Multi-family: A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also Development Definitions for Multi-family.

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

Zoning

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

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

The request is to change the subject site's zoning to MX-H (Mixed Use, High Intensity Zone District, IDO 14-16-2-4(D)). The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Specific permissive uses are listed in Table 4-2-1 of the IDO.

In general, the NR-BP zone allows a wider variety of industrial and commercial uses than MX-H, while the MX-H zone allows residential uses, which is not permissive in the NR-BP zone. However, both the NR-BP and MX-H zone allow similar permissive civic and institutional uses.

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

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

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

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

Chapter 5: Land Use

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

The subject site is located in Journal Center, a designated Employment Center, and along Jefferson St. NE, a designated Multi-Modal Corridor. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. When mostly built out, it is appropriate to introduce mixed-use and/or high-density residential uses (Comprehensive Plan, p.56 3-4 & p.113 5-15). The request for a mixed-use zone would introduce mixed use (multi-family residential is proposed) into a largely built-out, established Employment Center. The request would strengthen this Employment Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a well-connected Multi- Modal Corridor. The request furthers Goal 5.1-Centers & Corridors.

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

The request would allow create walkable places that provide opportunities to live, work, learn, shop, and play within an established business & industrial park characterized by office uses, a school, commercial services (hospitality), and retail. The request would provide connectivity through sidewalks, transit, bike paths, landscaping, and a trail system. Providing residential uses in close proximity to work, retail, and open spaces generally improves walkability. The request furthers Sub-policy 5.1.1a.

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

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

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

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

Policy 5.1.5- Employment Centers: Create centers that prioritize employment opportunities and foster synergy among businesses.

The Journal Center is an established, designated Employment Center that prioritizes employment opportunities. The Comprehensive Plan states, when mostly built out, it is appropriate to introduce mixed-use and/or high-density residential development to Employment Centers (p.113 5-15). The request to MX-H, would allow high-intensity mixed use multi-family development that would help bring housing to jobs, attract more employment opportunities, and foster a wider variety of uses. The request furthers Sub-policy 5.1.5.

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

The request would facilitate redevelopment of the subject site into a mixed-use multi-family development allowed by the MX-H zone. The request would promote ridership along Jefferson a Multi-Modal Transit Corridor. The request furthers Policy 5.1.10.

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

The request would facilitate development permissive under the MX-H zone, such as multi-family. The request would help foster a community where people can live near work. Offering more residential development could expand retail opportunities and improve connectivity through paths and trails within the Employment Center. The request would facilitate creating a community that currently does not exist, and therefore furthers Goal 5.2-Complete Communities.

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

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

Sub-Policy 5.2.1(a) Land Uses: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request for MX-H zoning would facilitate development that would bring residents to the existing survives and amenities that are already in place, resulting in accessibility that would be within walking distance. The request furthers Sub-Policy 5.2.1(a).

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

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

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

The request would facilitate future mixed-use development on an infill site within a designated Employment Center. The subject site contains a parking lot of 314 spaces. The MX-H zone district would allow proposed multi-family housing on the subject site, which could contribute to an expanding community within the employment center. The request would facilitate development compatible in scale to the surrounding development. The request furthers Sub-policy 5.2.1(h).

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

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

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

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

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

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

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

The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth within the employment center, thus reinforcing the character and intensity of the surrounding area as described in the Comprehensive Plan. The request furthers Goal 5.6-City Development Areas.

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

The request would facilitate growth and more intense development of the subject site with a wider range of uses than allowed by the current NR-BP zoning. The subject site is within an Area of Change as well as a designated Employment Center and along a Multi-Modal Corridor. The request would allow high intensity uses such as multi-family development to occur which would facilitate growth to the center and corridor. The request furthers Policy 5.6.2.

Chapter 8: Economic Development

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

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

Policy 8.1.2- Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request would facilitate uses that would encourage development that would foster a robust resilient economy by providing housing for employees, that would help accommodate workers from a talent pool who are seeking housing options that are within the employment center. Future development would also provide employment opportunities during development. The request generally furthers Goal 8.1.2-Resilient Economy.

Chapter 9: Housing

Policy 9.1.1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would facilitate development that is in accordance with the Comprehensive Plan for employment centers. The request would result in development that would provide housing within an employment center. The request furthers Policy 9.1.1-Housing Options.

Goal 9.3- Density: Support increased housing density in appropriate places with adequate services and amenities.

The request would facilitate development that would increase housing density within an employment center, that would provide residents with amenities and services within walking distance and located in a well-served public transit are. The request furthers Policy 9.3-Density.

Policy 9.3.2- Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The request would facilitate development that would increase housing density within an employment center, that would provide residents with amenities and services within walking distance and is located in a well-served public transit area. The request furthers Policy 9.3.2-Other Areas.

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

Requirements

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings:

- 1) there was an error when the existing zone district was applied to the property; or
- 2) there has been a significant change in neighborhood or community conditions affecting the site; or
- 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received on November 1, 2022, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned NR-BP (Non-Residential Business Park Zone). The requested zoning is MX-H (Mixed Use High Intensity Zone). The reason for the request is to facilitate development of the subject site with mixed-uses, such as a future multi-family residential project.

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

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

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

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

Applicable citations: Goal 5.1-Centers and Corridors; Policy 5.1.1; Sub-policies a and f; Policy 5.1.2- Development Areas; Sub-policy 5.1.5d-Employment Centers; Policy 5.1.10-Major Transit Corridors; Goal 5.2-Complete Communities; Policy 5.2.1-Land Uses Sub-policies a, f, and h; Goal 5.3-Efficient Development Patterns; Policy 5.3.1-Infill Development; Policy 5.4.1- Housing Near Jobs; Goal 5.6- City Development Areas; Policy

5.6.2- Areas of Change; Goal 8.1-Pacemaking; Policy 8.1.2-Resilient Economy; Goal 9.3-Density; Policy 9.3.2-Other Areas..

Non-applicable citations: none.

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

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

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

Applicant: The subject property is not located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended). As a result, the above criterion is not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.

Staff: The subject site is located wholly in an Area of Change, so this criterion does not apply. The response to Criterion B is sufficient.

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

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

plan(s).

Applicant: The subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning meets criteria (3). A Mixed-Use High Intensity zone district designation is more advantageous to the community as articulated by the goals and policies cited from the ABC Comp Plan within this letter, because it provides an opportunity to locate housing next to jobs, facilitates the increase of high-density residential uses in Employment Centers after employment has been established at 80 percent available land, uses the existing multi-modal and transit connections to the subject property, and infills on a site with existing infrastructure and public amenities within a Center and Area of Change.

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

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

Applicant: The MX-H zone district does not include any permissive uses that would be harmful to adjacent property, the neighborhood or the community, since the surrounding properties are office uses and a commercial development offering services, hospitality and retail. MX-H allows these uses as well as residential uses that are compatible with commercial services and retail. See table below for comparison of uses between the existing zoning of NR-BP and the proposed zoning of MX-H.

General retail, medium; grocery store; liquor store; and nicotine retail are newly permissive uses that were not allowed in NR-BP. Since the surrounding area is also zoned as NR-BP, there are no harmful impacts to adjacent properties, the neighborhood, or the community.

General retail, medium; grocery store; liquor store; and nicotine retail are newly permissive uses that were not allowed in NR-BP. Since the surrounding area is also zoned as NR-BP, there are no harmful impacts to adjacent properties, the neighborhood, or the community.

Dwelling, townhouse; dwelling, live-work; dwelling, multi-family, assisted living facility or nursing home; community residential facility, small; community residential facility, large; dormitory; and group home, medium are newly permissive uses that were not allowed in NR-BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

Community center or library; residential community amenity, outdoor; and art gallery are newly permissive uses that were not allowed in NR-BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

Family care facility; home occupation; independent living facility; and other use accessory to residential primary use are all newly permissive accessory uses that were not allowed in NR-

BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

IDO ZONING COMPARISON: NR-BP AND MX-H		
USE	NR-BP	MX-H
Dwelling, townhouse	--	P
Dwelling, live-work	CA	P
Dwelling, multi-family	--	P
Assisted living facility or nursing home	--	P
Community residential facility, small	--	P
Community residential facility, large	--	P
Dormitory	--	P
Group home, medium	--	P
Community center or library	C	P
Residential community amenity, outdoor	--	P
Art gallery	--	P
General retail, medium	C	P
Grocery store	--	P
Liquor store	C	P
Nicotine retail	C	P
Family care facility	--	A
Home occupation	--	A
Independent living facility	--	A
Other use accessory to residential primary use	--	A

Any Use Specific Standards stated in the IDO for these uses will help mitigate potential harmful impacts that are unforeseen at this time. Future development of this property and the proposed uses will have to go through a rigorous approval process with the City of Albuquerque to ensure it complies with IDO and the DPM. At that time the public will be fully engaged. It will also insure that the uses will comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

Development on the subject site under the MX-H zone district would be subject to IDO requirements including neighborhood edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures.

Staff: The applicant compared the existing NR-BP zoning and the proposed MX-H zoning and discussed each use that would become permissive. Adding residential uses (the key difference between existing and proposed zoning) to an existing Employment Center is generally not considered harmful. The surrounding parcels are zoned NR-BP, which contain more intense uses, the commercial uses that would become permissive (community and residential) would generally not be considered harmful or have any detrimental impacts to the surrounding environment.

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

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

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

Applicant: The City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone. This parcel is in infill site within a long-established office park. It is surrounded by street and sidewalk systems and has easy access to pedestrian connectivity, trails, the bus system and interconnected pedestrian amenities.

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

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

Applicant: The justification for the Zoning Map Amendment provided herein is not based on the property's location along a major street. This property is located at the intersection of Jefferson St NE (Principal Arterial) and San Francisco Drive NE (Urban Local Street). The justification for the Zoning Map Amendment comes from the property's location within a highly-developed

and successful master planned office park for which a mixed-use zone district furthers the goals and policies in the ABC Comp Plan including directing growth to Centers, encouraging infill development where existing infrastructure and public facilities are located, and improving the jobs-housing balance in the City. This zone change will allow the Journal Center as a whole to provide additional services and provide the opportunity to add residents who will make the area more successful by creating a walkable center where future residents can live and work harmoniously.

This site is suitable for the proposed MX-H zoning and associated uses. This request is also about upgrading the site for the surrounding community, while providing the opportunity to add residential uses, which in turn will make the area more successful by creating a walkable place where residents can live, work, learn, shop and play together.

This request will encourage redevelopment of this underutilized site and will be a great infill project that will support the public good. This zone change seeks to provide the opportunity to develop the site into a multi-family use, which is a use that is in demand in the surrounding area and the City as a whole. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.

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

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

Applicant: This request is not based completely or predominantly on the cost of land or economic considerations. The zone change would further the health, safety, and general welfare of the City and County as it allows growth in established centers, encourages development that broadens housing options to meet a range of incomes and lifestyles, supports additional growth in areas with existing infrastructure and public facilities, and provides high-density housing near jobs, fulfilling the goals and policies of the ABC Comp Plan.

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

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

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

Applicant: The Journal Center Employment Center includes office uses with associated commercial services and retail. It currently has NR-BP, NR-LM, and MX-H zone districts. The Journal Center Architectural Review Committee have previously approved zoning changes for multi-family within the Journal Center at (1) the southeast corner of Jefferson Street and Ellison St NE and (2) the northwest corner of Jefferson Street and Masthead Street. The two parcels mentioned previously, are zoned MX-H and are within the Employment Center but are not adjacent to the subject property.

The Zone Map Amendment does apply a zone different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”). The proposed zone district of MX-H is different from surrounding zone districts; however, this proposal qualifies under criteria (2) the subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby. The requested zoning will clearly facilitate implementation of the ABC Comp Plan, as discussed at-length in this narrative. In addition, MX-H will allow for office uses similar to the surrounding NR-BP uses with the addition of allowing residential uses, providing more flexibility in use.

The demand for residential and the preponderance of established office uses in this area, indicates a need to transition to mixed-use-zoned properties within the established Journal Center Master Plan. The subject property, at 2.9 acres located along the main corridor of the Employment Center, has remained an underutilized parking lot for the entirety of development as was documented in the Parking Demand Study conducted by Lee Engineering, indicating the need for a change to a zoning district that allows more flexibility in uses. Residential uses that would result from a zone change to MX-H would help existing businesses to thrive, and would provide for a greater housing options in an Employment Center where the jobs to housing ratio would be greatly improved.

Staff: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. NR-BP zoning surrounds the subject site in all four directions. There is some MX-M zoning within the Journal Center Employment Center and one MX-H zoned property within 306’ south of the subject site. The applicant acknowledges that the request would create a spot zone, but explains that it would be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

As required, the applicant chose one of the reasons: number two, stating that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-BP). Topography and traffic are not factors, because they would be similar to the situation of other tracts. Rather, the applicant states that the size and scale of the subject site in comparison to the adjacent NR-BP-zoned properties hinders the parcel’s ability to develop under NR-BP uses. The applicant states that the

MX-H will allow uses that are more compatible with the subject site and needs of the surrounding area, such as multi-family residential development. Staff clarifies that the subject site could still develop under NR-BP, but it could not be a mixed-use development or a residential use. The 2017 Comprehensive Plan and the IDO generally support mixing uses and bringing jobs and housing closer together. The 2017 Comprehensive Plan also states once Employment Centers are largely developed, it may be appropriate and beneficial to introduce mixed-use and/or higher-density residential development. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

The Solid Waste Management Department and PNM offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.33.

Neighborhood/Public

The affected neighborhood organizations are the Alameda North Valley Neighborhood Association (NA), the North Valley Coalition, and the District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

The applicant included a letter of support from the Journal Center Architectural Review Committee (JCARC) on a future proposed site plan for the site.

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

IV. CONCLUSION

The request is for a zoning map amendment (zone change) for an approximately 3-acre site described as Tract 2A-2B3 (Replat Map for Tract 2A-2BA and 2A-2B2) Journal Center, located at 7700 Jefferson St. NE, between San Francisco Dr. NE and Jefferson St. NE (the “subject site”).

The subject site is located in the Journal Center Employment Center. It currently serves as a parking lot containing approximately 314 parking spaces and is zoned NR-BP (Non-Residential Business Park Zone District). The applicant wants to change the subject site’s zoning to MX-H (Mixed Use-High Intensity Zone District) to facilitate a proposed future multi-family residential development.

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

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

Staff recommends approval.

FINDINGS - RZ-2022-00051, November 17, 2022- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 3-acre site legally described as Tract 2A-2B3 (Replat Map for Tract 2A-2BA and 2A-2B2) Journal Center, located at 7700 Jefferson St. NE, between San Francisco Dr. NE and Jefferson St. NE (the “subject site”).
2. The subject site is located in Journal Center, a business and industrial park that was conceptualized in the 1980s and has developed according to the Journal Center Master Development Plan. The subject site currently serves as a parking lot containing 314 parking spaces.
3. The subject site is zoned NR-BP (Non-Residential Business Park Zone District). The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate future development of mixed-uses, such as multi-family development, although the MX-H zone also allows a variety of commercial uses.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Change and is within the boundaries of the Journal Center Employment Center.
5. Jefferson St. NE is a designated Multi-Modal Corridor and Premium Transit Corridor. Multi-Modal corridors are anticipated to be served by high-frequency and local transit. However, until active Premium Transit stations (see IDO definition) are developed, the underlying corridor designation is used.
6. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Goal and Sub-policies regarding growth and Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:
 - A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located in Journal Center, a designated Employment Center, and along Jefferson St. NE, a designated Multi-Modal Corridor. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. When mostly built out, it is appropriate to introduce mixed-use and/or high-density residential uses (Comprehensive Plan, p.56 3-4 & p.113 5-15). The request for a mixed-use zone would introduce mixed use (multi-family residential is proposed) into a largely built-out, established Employment Center. The request would strengthen this Employment Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a well-connected Multi- Modal Corridor.

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

The request would allow create walkable places that provide opportunities to live, work, learn, shop, and play within an established business & industrial park characterized by office uses, a school, commercial services (hospitality), and retail. The request would provide connectivity through sidewalks, transit, bike paths, landscaping, and a trail system. Providing residential uses in close proximity to work, retail, and open spaces generally improves walkability.

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

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

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

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

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

- B. Policy 5.1.5- Employment Centers: Create centers that prioritize employment opportunities and foster synergy among businesses.

The Journal Center is an established, designated Employment Center that prioritizes employment opportunities. The Comprehensive Plan states, when mostly built out, it is appropriate to introduce mixed-use and/or high-density residential development to Employment Centers (p.113 5-15). The request to MX-H, would allow high-intensity mixed use multi-family development that would help bring housing to jobs, attract more employment opportunities, and foster a wider variety of uses.

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

The request would facilitate redevelopment of the subject site into a mixed-use multi-family development allowed by the MX-H zone. The request would promote ridership along Jefferson a Multi-Modal Transit Corridor.

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

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

The request would facilitate development permissive under the MX-H zone, such as multi-family. The request would help foster a community where people can live near work. Offering more residential development could expand retail opportunities and improve connectivity through paths and trails within the Employment Center. The request would facilitate creating a community that currently does not exist.

- B. Sub-Policy 5.2.1(a) Land Uses: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request for MX-H zoning would facilitate development that would bring residents to the existing services and amenities that are already in place, resulting in accessibility that would be within walking distance.

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

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

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

The request would facilitate future mixed-use development on an infill site within a designated Employment Center. The subject site contains a parking lot of 314 spaces. The MX-H zone district would allow proposed multi-family housing on the subject site, which could contribute to an expanding community within the employment center. The request would facilitate development compatible in scale to the surrounding development.

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

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

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

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

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

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

Goal 5.4.1- Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

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

12. The request furthers the following Goal and policy regarding city development areas and area of change in Chapter 5-Land use:

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

The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth within the employment center, thus reinforcing the character and intensity of the surrounding area as described in the Comprehensive Plan.

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

The request would facilitate growth and more intense development of the subject site with a wider range of uses than allowed by the current NR-BP zoning. The subject site is within an Area of Change as well as a designated Employment Center and along a Multi-Modal Corridor. The request would allow high intensity uses such as multi-family development to occur which would facilitate growth to the center and corridor.

13. The request furthers the following Goal and policy regarding placemaking and resilient economy in Chapter 8- Placemaking:

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

The request would facilitate creation of a place where business and talent would stay and thrive. The addition of more uses to this existing employment center, such as housing for employees, could help accommodate workers from a talent pool who are seeking housing options that are within close proximity to their work and a variety of services that are within walking distances.

- B. Policy 8.1.2- Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request would facilitate uses that would encourage development that would foster a robust resilient economy by providing housing for employees, that would help accommodate workers from a talent pool who are seeking housing options that are within the employment center. Future development would also provide employment opportunities during development.

14. The request furthers the following Goal and policies regarding housing options, density, and other areas in Chapter 9- Housing:

- A. Goal 9.3- Density: Support increased housing density in appropriate places with adequate services and amenities.

The request would facilitate development that would increase housing density within an employment center, that would provide residents with amenities and services within walking distance and located in a well-served public transit area.

- B. Policy 9.3.2- Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The request would facilitate development that would increase housing density and housing options within an employment center, that would maintain the scale of the surrounding development by complementing the surrounding uses that are permissible under the MX-H zone.

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

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response demonstrates that the request clearly facilitates a preponderance of applicable Goals and policies regarding Centers and Corridors (Employment Centers and Major Transit Corridors), infill and efficient development patterns, and jobs-housing balance (if developed as residential). Therefore, the request is consistent with the City's health, safety, morals and general welfare.

- B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.

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

- D. Criterion D: The applicant compared the existing NR-BP zoning and the proposed MX-H zoning and discussed each use that would become permissive. Adding residential uses (the key difference between existing and proposed zoning) to an existing Employment Center is generally not considered harmful. Since the surrounding land is zoned NR-BP, which is

considered a more intense zoning category, the commercial uses that would become permissive (some of which are already conditional) would generally not be considered harmful in this setting.

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

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

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

As required, the applicant chose one of the reasons: number two, stating that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-BP). Topography and traffic are not factors, because they would be similar to the situation of other tracts. Rather, the size and scale of the subject site in comparison to the adjacent NR-BP-zoned properties hinders the parcel's ability to develop under NR-BP uses and MX-H will allow uses that are more compatible with the subject site and needs of the surrounding area.

- 16. The applicant's policy-based response adequately demonstrates that the request clearly facilitates a preponderance of applicable Goals and policies regarding Centers and Corridors (Employment Centers and Major Transit Corridors), infill and efficient development patterns, and jobs-housing balance (if developed as residential), and does not present any significant conflicts with the

Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.

17. The affected neighborhood organizations are the Alameda North Valley Neighborhood Association (NA), the North Valley Coalition, and the District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

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

RECOMMENDATION - RZ-2022-00051, November 17, 2022

APPROVAL of Project #: 2022-006237, Case#: RZ-2022-00051, a zone change from NR-BP to MX-H, for Tract 2A-2B3 (Replat Map for Tract 2A-2BA and 2A-2B2) Journal Center, located at 7700 Jefferson St. NE, between San Francisco Dr. NE and Jefferson St. NE., an approximately 3-acre site, based on the preceding Findings.

Leroy Duarte
Current Planner

Notice of Decision cc list:

Modulus Architects & Land Use Planning, Inc., awilliamson@modulusarchitects.com
Sun Center Partners LLC, sgoodman@goodmanrealty.com
North Valley Coalition, Peggy Norton, peggynorton@yahoo.com
North Valley Coalition, Doyle Kimbrough, newmexmba@aol.com
District 4 Coalition of Neighborhood Associations, Daniel Regan, dlreganabq@gmail.com
District 4 Coalition of Neighborhood Associations, Mildred Griffiee, mgriffiee@noreste.org
Alameda North Valley Association, Steve Wentworth, anvanews@aol.com
Legal, dking@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

No comments.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

No Comments.

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

1. No adverse comment.
2. For information purposes only:
 - a. A request for Availability will be needed since this site will be redeveloped.
 - b. Site has an existing water service but not sewer service.
 - c. Sewer service will be needed.

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Project # PR-2021-006237 RZ-2022-00051 – Zoning Map Amendment (Zone Change)- If the zone map amendment is allowed, a site plan approved for access will be required by the Solid Waste Department. The site plan must indicate number of units.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

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

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA)

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: RZ-2022-00051—Zoning Map Amendment (Zone Change).
- b. Site Information: Journal Center, Tract 2A-2B3.
- c. Site Location: 7700 Jefferson St. NE, between San Francisco Dr. NE and Jefferson St. NE.
- d. Request Description: Zone Map Amendment from NR-BP to MX-H to allow for a multi-family development.
- e. APS Comment: Residential development at this location impacts the following schools: Mission Ave Elementary School, Taft Middle School, and Del Norte High School.

School Capacity

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

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. There are PNM facilities and/or easements around the entire perimeter of the site including the Jefferson Street and San Francisco Drive frontages.
2. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
3. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.
4. Any existing and/or new PNM easements and facilities need to be reflected on any resulting Site Plan and any related Plat.
5. Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance.
6. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.
7. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.
8. The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
9. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



Figure 1: Sign posting San Francisco Dr. to the subject site.



Figure 2: Sign posting from Jefferson St. to the subject site.



Figure 3: Looking north from within subject site.



Figure 4: Looking south from within subject site.



Figure 5: Looking east from within subject site.



Figure 6: Looking west from within subject site.

HISTORY

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Sun Center Partners LLC
100 Sun Ave. NE Suite 210
Albuquerque, NM 87109

Project# PR-2021-006237
Application#
SI-2021-01915 SITE PLAN AMENDMENT
VA-2021-00451 WAIVER

LEGAL DESCRIPTION:

For all or a portion of: : **TRACT 2A2B3,**
JOURNAL CENTER zoned **NR-BP**, located at
7700 JEFFERSON ST NE between SAN
FRANCISCO DR NE and JEFFERSON ST NE
containing approximately 2.983 acre(s).
(D-17)

On December 15, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning, based on the following Findings:

SI-2021-01915 SITE PLAN AMENDMENT

1. The subject property consists of a parking lot and was approved to be constructed as a parking lot by the DRB on April 24, 2002 per Project #1000389, DRB96-389. This is a request to remove the 2.983 acres of Tract 2A-2B3 from the prior Site Plan – DRB approval to permit flexibility for future developments while abiding by the IDO allowable uses for the NR-BP zone district.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2021-00451 WAIVER

1. The applicant proposes a waiver from the Journal Center Master Plan parking requirements. This request removes 314 parking spaces from the development approved per #1000389, DRB96-389, leaving 680 parking spaces.

Per the IDO, the requirement for the existing parking spaces would be 844 spaces, but the applicant is requesting to take a 20% parking reduction pursuant to 5-5(C)(5)(A) because they are in an employment center. The final requirement would be 675 spaces, and the 680 remaining parking spaces meets the IDO requirements of 5-5(C)(5)(A).

2. The request is justified per 14-16-6-6(P)(3) of the IDO. This request is not proposing any uses at this time, and as a result will not have a negative impact on the existing infrastructure on the site and in the surrounding area. This request will not cause adverse impacts on the surrounding properties.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 30, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

ZONING

Please refer to IDO Section 14-16-2-5(B) for the NR-BP Zone District
& IDO Section 14-16-2-4(D) for the MX-H Zone District

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: SUN CENTER PARTNERS LLC		Phone: 505.346.0023
Address: 100 SUN AVE NE SUITE 210		Email: sgoodman@goodmanrealty.com
City: ALBUQUERQUE	State: New Mexico	Zip: 87109
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.		Phone: (505) 338.1499
Address: 100 Sun Ave NE, Suite 600		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: SUN CENTER PARTNERS LLC	

BRIEF DESCRIPTION OF REQUEST

Zone Map Amendment from NR-BP to MX-H to allow for a multi-family development.

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

Lot or Tract No.: TRACT 2A-2B3	Block:	Unit:
Subdivision/Addition: JOURNAL CENTER	MRGCD Map No.:	UPC Code: 101706347329510522
Zone Atlas Page(s): D-17-Z	Existing Zoning: NR-BP	Proposed Zoning: MX-H
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 2.983

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7700 JEFFERSON ST NE	Between: San Francisco Dr. NE	and: Jefferson St. NE
---	-------------------------------	-----------------------

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

DRB-96-389 - Project 1000359 (EPC Approved Plan in 1980), PR-2021-006237/ SI-20211-01915

Signature: Regina Okoye	Date: 10/6/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

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

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

☐ ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

☐ ADOPTION OR AMENDMENT OF FACILITY PLAN

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

☐ AMENDMENT TO IDO TEXT

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

☒ ZONING MAP AMENDMENT – EPC

☐ ZONING MAP AMENDMENT – COUNCIL

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

☐ ANNEXATION OF LAND

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

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

Signature: Regina Okoye

Date: 10/6/2022

Printed Name: Regina Okoye

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-057 Date: 4/30/21 Time: N/A (sent via email to awilliamson@modulusarchitects.com)

Address: 100 Sun AVE NE

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

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:

AMEND THE APPROVED SITE PLAN TO REMOVE THE LOT TO THE NORTH AT 7700 JEFFERSON THAT WAS APPROVED WITH THE ORIGINAL APPROVAL FOR SURFACE PARKING.

SITE INFORMATION:

Zone: NR-BP

Size: 8.1 acres

Use: Office

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: Journal Center/Employment

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

*Neighborhood Organization/s: xxx

**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: 6-4(Z) Amendments of Pre-IDO Approvals

Review and Approval Body: EPC Is this a PRT requirement? YES

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-057 Date: 4/30/21 Time: N/A (sent via email)

Address: 100 Sun AVE NE

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

Your Questions

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-057 Date: 4/30/21 Time: N/A (sent via email)

Address: 100 Sun AVE NE

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

THERE IS AN APPROVED SITE PLAN FOR THE SUN HEALTH CAMPUS PHASE III AND IV. AT THE TIME OF APPROVAL, THE PARKING LOT TO THE NORTH WAS INCLUDED FOR SURFACE PARKING. I WOULD LIKE

TO AMEND THIS PLAN AND REMOVE THAT PARKING FIELD FROM THE MASTER PLAN SO THAT PARCEL CAN BE SOLD AND DEVELOPED. I BELIEVE I WOULD NEED TO AMEND THE SITE PLAN PARKING REQUIREMENTS SO THAT PARCEL IS NOT NEEDED BUT I WOULD LIKE CONFIRMATION OF THE PATH FORWARD.

IT IS MY ESTIMATE THAT WITH THE IDO PARKING REQUIREMENTS AND THE ABILITY TO TAKE A 20%

REDUCTION IN THE REQUIRED PARKING BECAUSE THIS SITE IS A DESIGNATED AREA OF CHANGE AND

LOCATED IN AN EMPLOYMENT CENTER THAT I CAN SUFFICIENTLY JUSTIFY THIS REQUEST.
PLEASE ADVISE THE PATH FORWARD AND PROCESS TO DO THIS? ALSO, IF I AM JUST SHY OF THE
~~REQUIRED PARKING (28 SPACES) WHAT WOULD BE THE PROCESS FOR A VARIANCE OR IS THIS PART OF~~
THIS PART OF THE SITE PLAN AMENDMENT OR A VARIANCE?

Revised 10/4/2018

Zoning Comments

POSSE Project Number: PR-2020-004127

Case Number: 1000389

Z-79-80

Address: 100 SUN AV NE

Apartment:

Lot: 3A1A1B Block: 0000

Subdivision: JOURNAL CENTER

Calculated GIS Acres: 5.2063

Master Development Plan

Name: JOURNAL CENTER

Case Number: Z-79-80

PROCESS

6-4(Z) Amendments of Pre-IDO Approvals

DRB was the original approving body. The path forward will be 6-6(I) Site Plan – DRB.

Use this legal description for the site plan amendment request.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-057 Date: 4/30/21 Time: N/A (sent via email)

Address: 100 Sun AVE NE

Address: 7700 JEFFERSON ST NE
Apartment:
Lot: 2A2B3 Block: 0000
Subdivision: JOURNAL CENTER
Pin: ABQ26779

UPC: 101706347329510522
Owner: SUN CENTER PARTNERS LLC
Owner Address: 100 SUN AVE NE SUITE 210, ALBUQUERQUE NM
87109-4659
Situation Address: 7700 JEFFERSON ST NE, ALBUQUERQUE NM
87109
Legal Description: TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA &
2A-2B2 JOURNAL CENTER
Deeded Assessed Acres: 2.983
Calculated GIS Acres: 3.0007
Tax Year: 2021

A variance is not required.

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

For additional information contact Jeanne Wolfenbarger (924-3991)

General comments below:

Curb Cuts

- Follow DPM guidelines commercial curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-057 Date: 4/30/21 Time: N/A (sent via email)

Address: 100 Sun AVE NE

- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

1. **See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.**

Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
5. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
6. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Linda Rumpf at lrumpf@cabq.gov

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

RE: AGENT AUTHORIZATION NOTICE – 7700 JEFFERSON ST NE ALBUQUERQUE NM 87109

To Whom It May Concern,

Sun Center Partners LLC., hereby authorizes Angela Williamson, CEO with Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 7700 Jefferson St NE Albuquerque NM 87109 and legally described as:

TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2 JOURNAL CENTER)

This authorization is valid until further written notice from Sun Center Partners LLC. or Angela Williamson, CEO with Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request to the Environmental Planning Commission (EPC).

Sincerely,

Scott Goodman
Sun Center Partners LLC.
100 SUN AVE NE SUITE 210 ALBUQUERQUE NM 87109-4659



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: _____ DRB#: 1000389 EPC#: _____ Work Order#: _____

Legal Description: TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2 JOURNAL CENTER

Development Street Address: 7700 JEFFERSON ST NE ALBUQUERQUE NM 87109-4659

Applicant: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

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

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-BP/MX-H

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

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

Describe development and Uses:

Zone Map Amendment from NR-BP to MX-H.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): N/A

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name San Francisco DR, Jefferson St

Adjacent Roadway(s) Posted Speed: Street Name **San Francisco DR** Posted Speed **30 MPH**
Street Name **Jefferson St** Posted Speed **35 MPH**

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: **San Francisco DR urban local**
Jefferson St - urban minor arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: **None**
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: **Jefferson - 17800, San Francisco 1000** Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): **Bus Route - 140, 251, 551** Nearest Transit Stop(s): **Bus Stop Route 140, 251, 551**

Is site within 660 feet of Premium Transit?: **No**

Current/Proposed Bicycle Infrastructure: **Name: San Francisco Dr. NE** **Name: Jefferson St. NE**
(bike lanes, trails) **Type: (Proposed) Bike Route** **Type: (Proposed) Bike Lane**

Current/Proposed Sidewalk Infrastructure: **Existing along Jefferson**

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

M.P. P.E.

9/7/2022

TRAFFIC ENGINEER

DATE

Submittal

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

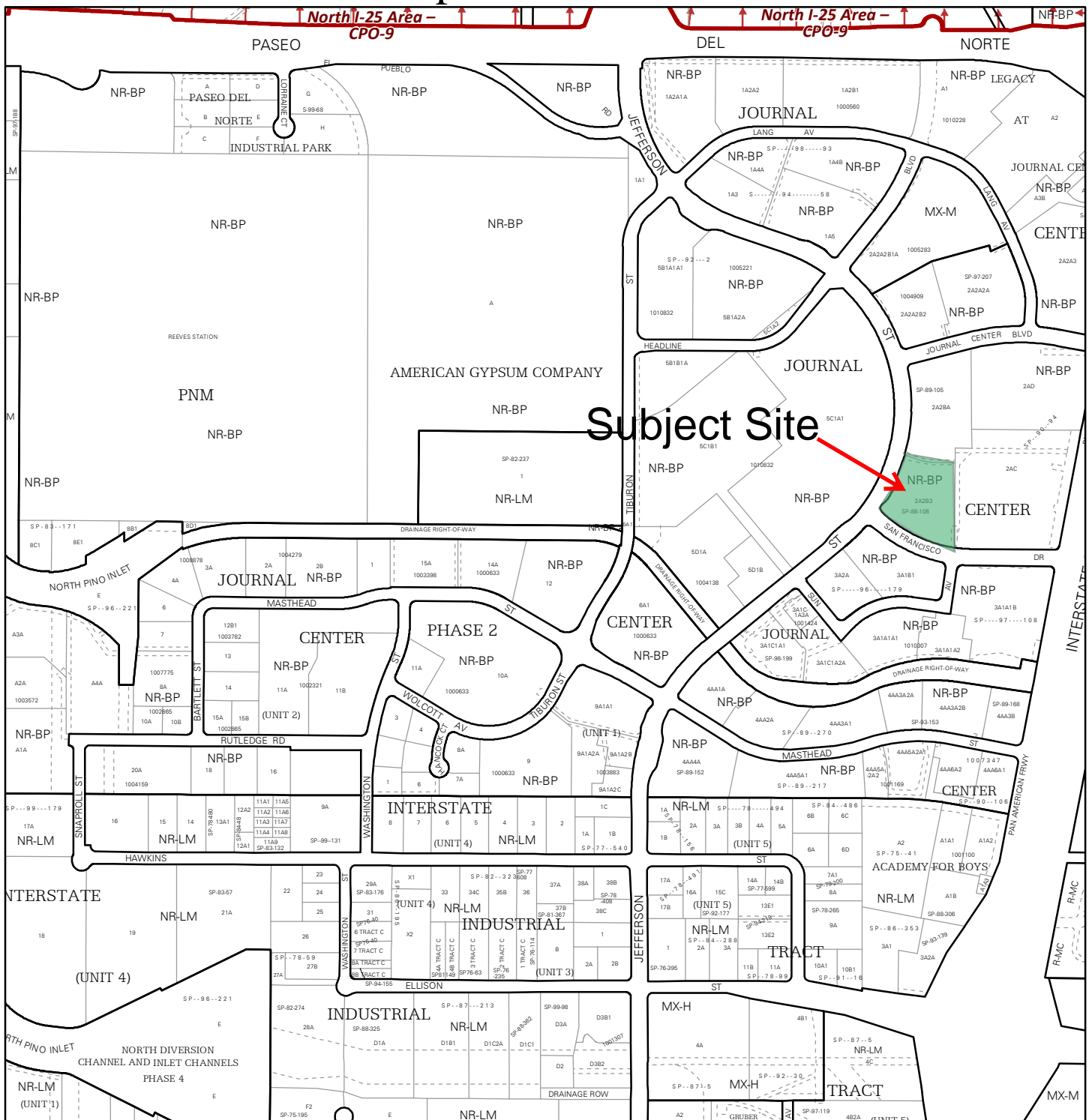
Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

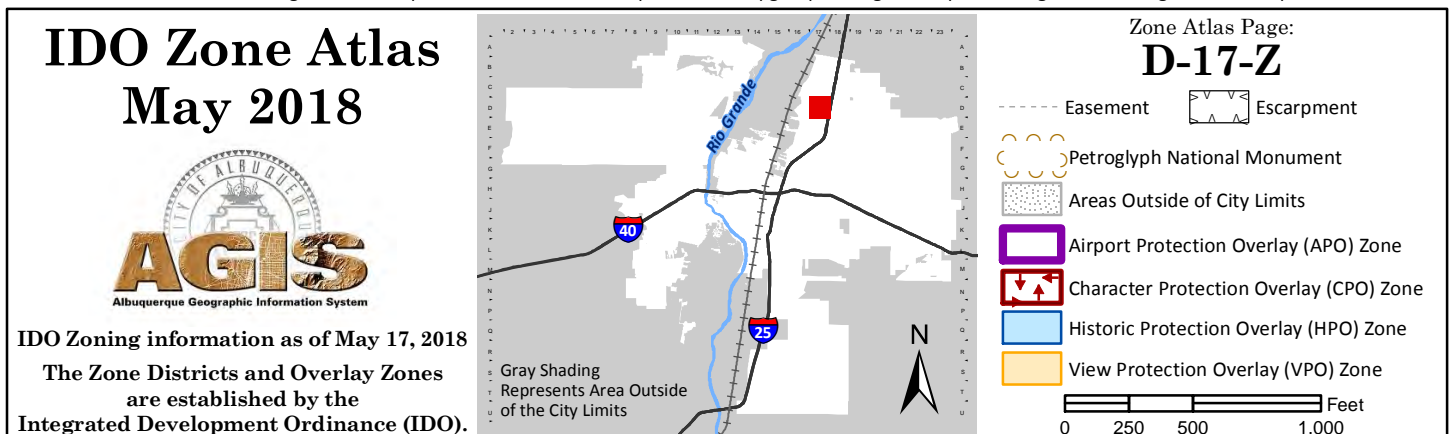
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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

* Attached to all public notices



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





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

October 6, 2022

RE: ZONE MAP AMENDMENT – ENVIRONMENTAL PLANNING COMMISSION - LEGAL DESCRIPTION:
TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2 JOURNAL CENTER

Dear Chairman MacEachen,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Sun Center Partners LLC, hereafter referred to as “Applicant” and referred to as the “Property Owner.” The agent is requesting approval of a Zone Map Amendment for one parcel legally described above. The parcel (the “subject site”) is +/- 2.98 acres in size, zoned Non-Residential Business Park (NR-BP) and is located in the Journal Center at 7700 Jefferson Street NE.

The purpose of this letter is to provide the pertinent background, policy analysis and justification for the proposed Zone Map Amendment request. This request is for a Zone Map Amendment from NR-BP to Mixed-Use High Intensity (MX-H) zone district to facilitate future development of a multi-family residential project. Currently, the subject site is developed as a parking lot used as an “overflow” for the Sun Health Campus and is severely underutilized as we will show in our policy analysis. The subject site is part of Journal Center, a designated Employment Center. The MX-H zone is appropriate for this location and would allow the site to be developed in a manner consistent with the goals and policies of the Comprehensive Land Use Plan. The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies as we will demonstrate in our narrative.

Request

The request is for a zoning map amendment (zone change) for an approximately 2.9-acre site legally described as TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2 JOURNAL CENTER). The subject site is located in Journal Center, a master planned business park that was conceptualized in the 1980s and has developed according to the Journal Center Master Plan. The subject site is developed as a parking lot and is zoned NR-BP (Non Residential Business Park_Zone District). Journal Center 2 lies adjacent to the west. We are requesting a zone change to MX-H (Mixed Use_High Intensity Zone District) to facilitate future development of a multi-family residential use.

Relevant History

The subject site is part of Journal Center, an established office and industrial park that started to develop in the 1980s. The approximately 318 acres comprising Journal Center were annexed into the City on November 19, 1980 and were given IP (Industrial Park) zoning (AX-79-13/Z-79-80). The intention was to provide additional areas in the City for business, industrial, and office development. The Journal Center Corporation was formed and the Journal Center Master Plan was developed. The Master Plan contains design standards (known as park

development standards) applicable to the properties in Journal Center. The document aims to create and support a business park that develops in a cohesive manner with respect to design, landscaping, and transportation.

The subject property consists of a parking lot with 314 parking spaces as was approved by the DRB April 24, 2002, per Project #1000389, DRB96-389. The DRB approved this as part of an overall Campus Master Site Plan (Project #1000389) for TRACT 3A-1A-IB JOURNAL CENTER SUBDIVISION, 5.22 ACRES; TRACT 2A-2B3 JOURNAL CENTER SUBDIVISION, 2.98 ACRES (Subject Site); TRACT 4AA-3B JOURNAL CENTER SUBDIVISION, 1.33 ACRES.

In 2021, we (Applicant) began the process of a Major Amendment to the governing Site Plan with the DRB (DRB Project PR-2021-006237 / SI-2021-01915) to remove the subject site (Tract 2A-2B3) from the approved Site Plan therefore, becoming an independent parcel not related to a site plan. The subject site is developed with 314 parking spaces that were used as "overflow" parking and included in the Campus Master Plan for Sun Health.

In short, we justified this request by utilizing section 5-5(C)(5)(e) Parking Study Reduction of the IDO in which the Planning Director could make a determination in parking reductions if the following conditions were met (per code below).

5-5(C)(5)(e) Parking Study Reduction - The Planning Director may approve a reduction of parking requirements if the applicant provides a parking needs study, prepared by a consultant with expertise in that area recognized by the City, and using parking generation assumptions acceptable to the City, demonstrates that off-street parking at a rate lower than that otherwise required by this Section 14-16-5-5, will adequately accommodate all anticipated demand for off-street parking and will not result in either traffic congestion or parking congestion in surrounding neighborhoods, and the Planning Director determines that the parking study provides a more accurate measure of parking needs for the site than application of the standards in this Section 14-16-5-5 that would otherwise apply.

We elected to do this and engaged the services of Lee Engineering, Mr. Jonathon Kruse, P.E., PTOE to conduct this study and provide a written report of their findings, analysis and backup data. Lee Engineering are experts recognized in the expertise of Traffic Engineering Studies, Traffic Engineering Design, Transportation Planning and Traffic Operations.

Their findings concluded that a total parking spaces will be provided for the Pan American Building after redevelopment of the north lot (subject site) would be more than sufficient as determined by multiple methodologies and studies.

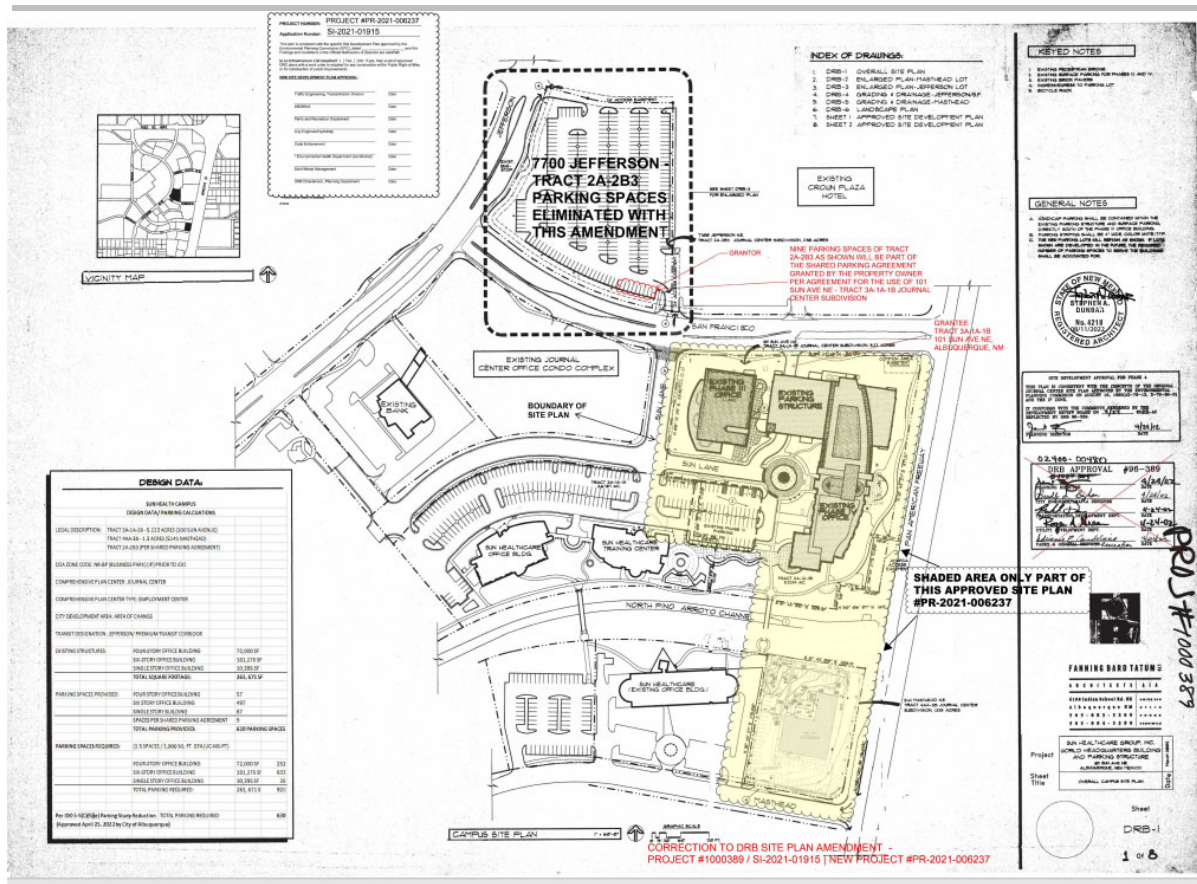
- While the number of parking spaces proposed to be provided falls below the City of Albuquerque's requirements:
- The number of parking spaces observed under existing conditions would result in the proposed parking lot only being approximately 55% and 51% occupied under AM and PM peak demand hours respectively.
- Using trip generation data to estimate peak parking demand is predicted to result in the proposed parking only being approximately 67% full under peak demand (33% unoccupied).

Based on the two (2) different methodologies applied in this study, a significant portion of the parking area would remain unoccupied for each of the methods applied. Therefore, the amount of parking proposed to be provided for the Pan American Building without the parking lot to the north is projected to adequately accommodate the anticipated peak parking demand.

The findings and data were submitted to the Planning Director, Mr. Alan Varela per 5-5(C)(5)(e) Parking Study Reduction requirements. Mr. Varela agreed with the findings from our traffic experts and approved the reduction of parking requirements.

Based on Mr. Varela's approval, the DRB unanimously approved our request for a Major Amendment on August 17, 2022, thus removing the subject site parking lot from the approved Master Site Plan.

Figure 1: DRB Approved Site Plan removing this parcel from the overall Sun Health Master Plan



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

Land Use Context

The surrounding areas are developed with a wide range of land uses (See Table 1 and Figure 1). The surrounding area, as shown below, contains a mix of residential, commercial, retail, office, and institutional uses.

Table 2: Surrounding Zoning & Land Use

<u>SITE</u>	<u>IDO ZONING</u>	<u>LAND USE</u>
<u>SUBJECT SITE</u>	<u>NR-BP</u>	<u>Parking Lot</u>
<u>NORTH</u>	<u>NR-BP & MX-H</u>	<u>Office, Institutional/Medical, Commercial, Multi-family</u>
<u>EAST</u>	<u>NR-BP</u>	<u>Hotel</u>
<u>SOUTH</u>	<u>NR-BP</u>	<u>Office, Retail Services Institutional/Medical Banking/Industrial</u>
<u>WEST</u>	<u>NR-BP</u>	<u>Commercial, Retail Services Office, Institutional/Medical Banking/Industrial</u>

Figure 3: Existing Land Use for Site and Surrounding Community

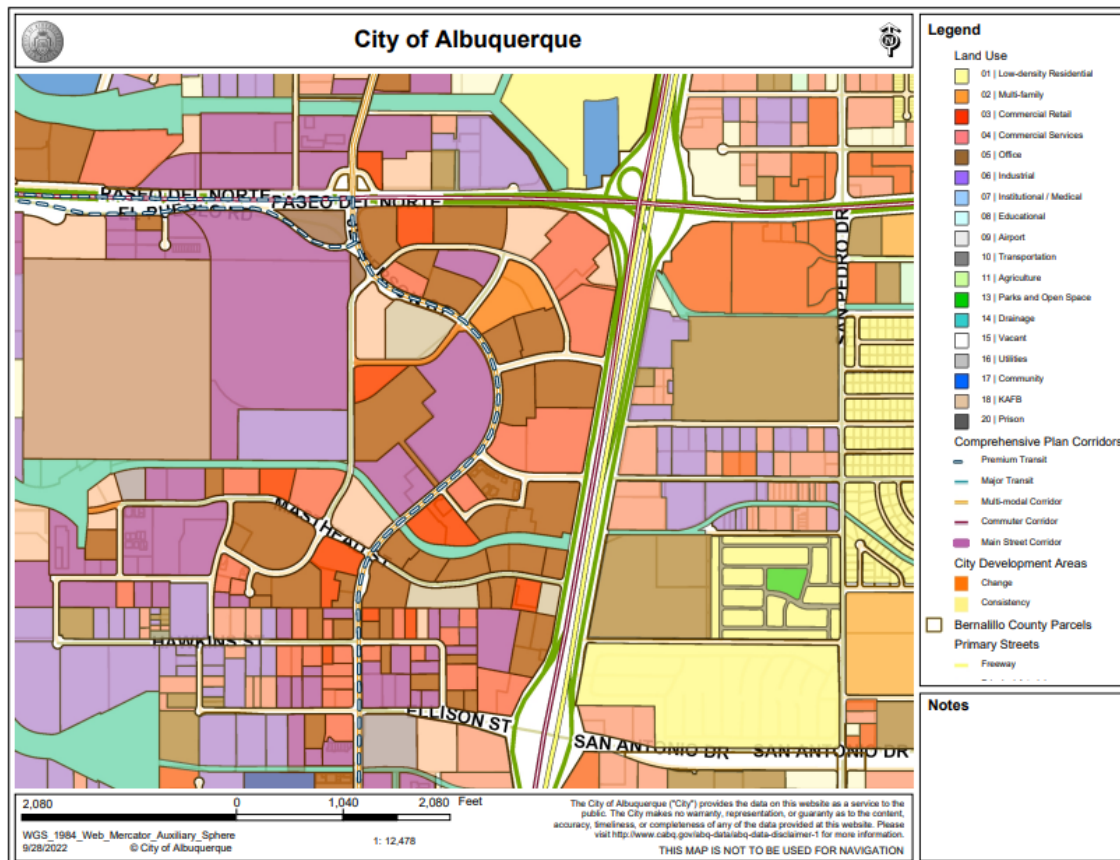


Figure 4: Existing Zoning for Site and Surrounding Community

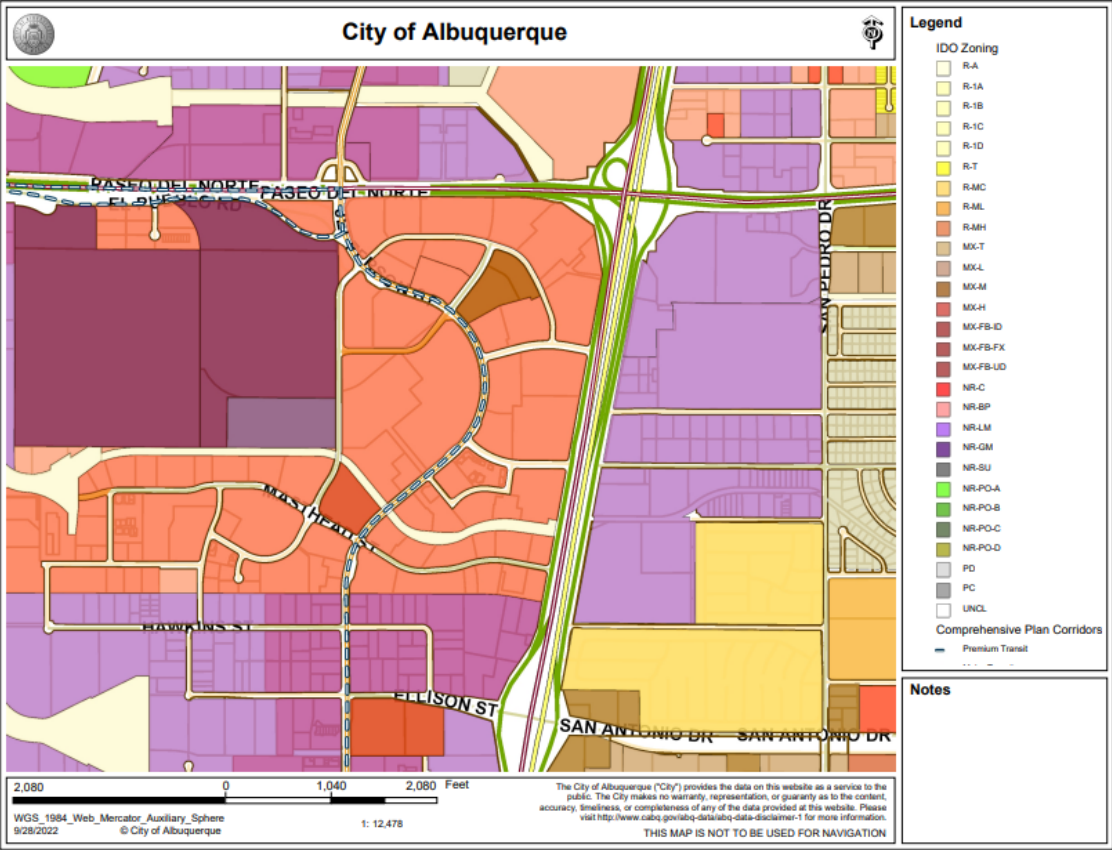


Figure 5. Subject Site (Clouded in red)



Figure 6: Subject Site Legal Parcel Boundary



Figure 7: Subject Site (View facing West)



Policy Analysis Justification

6-7(G) ZONING MAP AMENDMENT – EPC / 6-7(G)(3) Review and Decision Criteria

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

Applicant Response: The requested Zoning Map Amendment is consistent with the health, safety, morals, and general welfare of the City as articulated in the cited goals and policies detailed in this letter that are from the ABC Comp Plan. The proposed zone change will contribute to the health, safety, and welfare of the City and the surrounding community by providing an opportunity for higher-density housing within one of the City's major employment centers, encouraging infill development where existing infrastructure and public facilities already exist and where transit and multi-modal connections are strong, and reducing traffic congestion and improving air quality by locating housing next to employment opportunities and therefore improving the jobs-housing balance

CHAPTER 5: LAND USE

- 1) **Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.**
 - a. **Response: This request allows the area to grow as a community of strong Centers connected by a multi-modal network of Corridors because the subject site is located in Journal Center, a designated Employment Center. Employment Centers are a special type of Activity Center. When mostly built out, it is appropriate to introduce mixed-use and/or high density residential uses (Comp Plan, p. 5- 15). The request for a mixed-use zone would introduce mixed use (multi-family residential is desired) into a largely built-out, established Employment Center. The request would strengthen this Employment Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a designated Multi- Modal Corridor (Jefferson Rd. NE). This request furthers Goal 5.1.**
- 2) **5.1.1a: Create walkable places that provide opportunities to live, work, learn, shop, and play.**
 - a. **Response: The request will create a walkable place that provides an opportunity to live, work, learn, shop, and play because it would add residential uses to a business park characterized by office uses and a few shops, and would provide an opportunity to live in the area. Adding residential uses in proximity to work, retail, and open spaces improves walkability. This request further 5.1.1a.**
- 3) **5.1.1f: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.**
 - a. **Response: The request will discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors because the result in MX-H zoning, does not allow single-family detached housing. The subject site is in a designated Center and along a designated Corridor. This request furthers 5.1.1f.**
- 4) **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.**
 - a. **Response: The request would direct more intense growth and development of uses allowed in the MX-H (Mixed-Use High Intensity) zone to an Area of Change that is in a designated Center (Journal Center) and along a designated Corridor (Jefferson St. NE). The request**

would encourage infill development in a designated Employment Center and along a designated Major Transit Corridor, which are appropriate areas to accommodate growth. This request furthers Policy 5.1.2.

5) Policy 5.1.5- Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

- a. Response: Journal Center is an established, designated Employment Center that already prioritizes employment opportunities and fosters synergy among businesses. The Comprehensive Plan states, when mostly built out, it is appropriate to introduce mixed-use and/or high density residential uses to Employment Centers (p. 5-15). Allowing more uses, in accordance with the Comprehensive Plan at this point in the Center's life, would help re-create it as a destination and perhaps attract more employment opportunities and foster synergy among a wider variety of uses. This request furthers Policy 5.1.5.**

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

- a. Response: The request would foster corridors that prioritize high-frequency transit service with pedestrian-oriented development because the proposed zoning will facilitate development of multifamily high density housing which is a permissive use in the MX-H zone. More intense uses are desirable along Major Transit Corridors because they would help activate the corridor with more people using transit and walking. The proposed zoning and use will also allow full connectivity to bike paths and bus routes in this area for a pedestrian friendly community. This request further Policy 5.1.10.**

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

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

- a. Response: The request fosters communities where residents can live, work, learn, shop, and play together because it would facilitate redevelopment of the subject site, an underutilized parking lot and would provide additional housing opportunities and would foster such a community. The request would also facilitate development of future uses under the MX-H zone, which includes residential uses such as multi-family, which would help foster a community where people can live near work. With more residents, the existing shops could possibly expand and the linear park/arroyo would get more use for recreation and play. In general, the request would contribute to creating a complete community where one doesn't currently exist. This request furthers Goal 5.2.**

8) Policy 5.2 f: Encourage higher density housing as an appropriate use in the following situations: Within designated Centers and Corridors;

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

- a. Response: The request for MX-H zoning would allow and encourage higher density housing in a designated Employment Center and along a designated Multi-Modal**

Corridor, where the street connectivity is good and access to transit convenient. This request furthers Policy 5.2f.

9) 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. Response: The request would contribute to creating a healthy and sustainable community because it would facilitate development of a mix of uses that would be conveniently accessible from surrounding neighborhoods via designated Transit corridors, which would encourage transit use, walking, and biking. The residential uses surrounded by commercial uses will not be harmful and will provide for sustainability for the residents and the business. The MX-H zone district does not include any permissive uses that would be harmful to adjacent property, the neighborhood or the community, since the surrounding properties are office uses and a commercial development offering services, hospitality and retail. MX-H allows these uses as well as residential uses that are compatible with commercial services and retail. Residents like to live in close proximity to where they work. It allows for a community where all can live, work and play all in the same proximity. This request furthers Policy 5.2.1.**

10) 5.2.1(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.

- a. Response: This request will encourage redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. Any new goods, services, and amenities would be within walking and biking distance of this neighborhood and of nearby neighborhoods. The surrounding properties are office uses and a commercial development offering services, hospitality and retail. The business park is characterized by office uses and a few shops, and would provide an opportunity to live in the area. This request furthers 5.2.1(a).**

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

11) 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.

- a. Response: This request promotes development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good because the subject site is already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would promote efficient development patterns and use of land. This request furthers Goal 5.3.**

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

- a. Response: The subject site is an infill site located in an area already served by existing infrastructure and public facilities including access roads, water and sewage. The request would support additional growth in this established Employment Center. This request will also support additional growth in an area of change. This request furthers 5.3.1.**

13) Policy 5.4.1- Housing Near Jobs: Allow higher-density housing and discourage singlefamily housing near areas with concentrated employment.

- a. Response: This request allows for higher-density housing and discourage single-family housing near areas with concentrated employment. The Journal Center is a designated Employment Center with a concentration of jobs. The requested MX-H zone would allow**

higher-density housing inside this employment area; MX-H does not allow single-family detached housing. This request furthers Policy 5.4.1.

- 14) 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.**

- a. Response: The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it. This request will direct growth and more intense residential development to this corridor where change is encouraged. The proposed zone change will encourage growth and high-quality future development in accordance with these policies in a Corridor and in an area with adequate infrastructure. The development of this site will provide additional residential opportunities in the area surrounded by existing employment and commercial uses. This amendment will reinforce the character and intensity of the surrounding area because the provisions that are set in place in both the IDO and the DPM. The IDO and the DPM will minimize potential negative impacts to the proposed MX-H zoning by creating a buffer and/or transition. This request further Goal 5.6.**

The request furthers the following Goal, Sub-policy, and policy regarding complete communities:

CHAPTER 8: ECONOMIC DEVELOPMENT

- 1) Goal 8.1- Placemaking, aims to “create places where business and talent will stay and thrive.”**

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

- 2) Policy 8.1.2**

Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

a. Response: This request will encourage economic development efforts that will improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy by providing additional community needs. The MX-H zone district will introduce residential uses to this site allowing for more flexibility in developing the land per market demands. By converting to the MX-H zone district it will make possible the proposed multifamily development, adding to this community. This will then in turn improve the quality of life for new residents and foster a robust, resilient, and diverse economy. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers Policy 8.1.2.

CHAPTER 9: HOUSING

The request furthers the following Goal and policy pair from Comprehensive Plan Chapter 9- Housing:

- 1) Policy 9.1.1 - Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.**

- a. Response: This request furthers Policy 9.1.1 because supporting the development, improvement, and conservation of housing for a variety of income levels and types of**

residents and households proactively takes into account existing housing gaps as well as the needs of people who might live and work in the area. The market is showing a incredible gap in housing opportunities such as apartments. City and County housing efforts focus on addressing the needs individuals and households. This request will help in the efforts to create an affordable living situation for the elderly population that the city is currently trying to address. This request further Policy 9.1.1

2) Goal 9.3-Density: Support increased housing density in appropriate places with adequate services and amenities.

a. Response: The request for a mixed-use zone (MX-H) would allow and support development of residential uses, among them the denser multi-family residential use. The subject site is an appropriate place for such development because it already has adequate services and amenities nearby. This request furthers Goal 9.3.

3) Policy 9.3.2- Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

a. Response: Job centers (such as Journal Center) is one of the other areas mentioned. The request would allow residential uses, including multi-family (higher density housing), to develop near appropriate uses such as jobs and services. The MX-H zone would allow heights consistent with the surrounding, multi-story development. This request further Policy 9.3.2.

The request generally furthers the placemaking Goal from Chapter 8- Economic Development.

6-7(G)(3)(b) Criterion B - If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development

that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

Applicant Response: The subject property is not located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended). As a result, the above criterion is not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.

6-7(G)(3)(c) Criterion 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 subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning meets criteria (3). A Mixed-Use High Intensity zone district designation is more advantageous to the community as articulated by the goals and policies cited from the ABC Comp Plan within this letter, because it provides an opportunity to locate housing next to jobs, facilitates the increase of high-density residential uses in Employment Centers after employment has been established at 80 percent available land, uses the existing multi-modal and transit connections to the subject property, and infills on a site with existing infrastructure and public amenities within a Center and Area of Change.

6-7(G)(3)(d) Criterion 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 Response: The MX-H zone district does not include any permissive uses that would be harmful to adjacent property, the neighborhood or the community, since the surrounding properties are office uses and a commercial development offering services, hospitality and retail. MX-H allows these uses as well as residential uses that are compatible with commercial services and retail. See table below for comparison of uses between the existing zoning of NR-BP and the proposed zoning of MX-H.

General retail, medium; grocery store; liquor store; and nicotine retail are newly permissive uses that were not allowed in NR-BP. Since the surrounding area is also zoned as NR-BP, there are no harmful impacts to adjacent properties, the neighborhood, or the community.

Dwelling, townhouse; dwelling, live-work; dwelling, multi-family, assisted living facility or nursing home; community residential facility, small; community residential facility, large; dormitory; and group home, medium are newly permissive uses that were not allowed in NR-BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

Community center or library; residential community amenity, outdoor; and art gallery are newly permissive uses that were not allowed in NR-BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

Family care facility; home occupation; independent living facility; and other use accessory to residential primary use are all newly permissive accessory uses that were not allowed in NR-BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

IDO ZONING COMPARISON: NR-BP AND MX-H		
USE	NR-BP	MX-H
Dwelling, townhouse	--	P
Dwelling, live-work	CA	P
Dwelling, multi-family	--	P
Assisted living facility or nursing home	--	P
Community residential facility, small	--	P
Community residential facility, large	--	P
Dormitory	--	P
Group home, medium	--	P
Community center or library	C	P
Residential community amenity, outdoor	--	P
Art gallery	--	P
General retail, medium	C	P
Grocery store	--	P
Liquor store	C	P
Nicotine retail	C	P
Family care facility	--	A
Home occupation	--	A
Independent living facility	--	A
Other use accessory to residential primary use	--	A

Any Use Specific Standards stated in the IDO for these uses will help mitigate potential harmful impacts that are unforeseen at this time. Future development of this property and the proposed uses will have to go through a rigorous approval process with the City of Albuquerque to ensure it complies with IDO and the DPM. At that time the public will be fully engaged. It will also insure that the uses will comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

Development on the subject site under the MX-H zone district would be subject to IDO requirements including neighborhood edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures.

6-7(G)(3)(e) Criterion 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 Response: *The City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone. This parcel is in infill site within a long-established office park. It is surrounded by street and sidewalk systems and has easy access to pedestrian connectivity, trails, the bus system and interconnected pedestrian amenities.*

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

Applicant Response: *The justification for the Zoning Map Amendment provided herein is not based on the property's location along a major street. This property is located at the intersection of Jefferson St NE (Principal Arterial) and San Francisco Drive NE (Urban Local Street). The justification for the Zoning Map Amendment comes from the property's location within a highly-developed and successful master planned office park for which a mixed-use zone district furthers the goals and policies in the ABC Comp Plan including directing growth to Centers, encouraging infill development where existing infrastructure and public facilities are located, and improving the jobs-housing balance in the City. This zone change will allow the Journal Center as a whole to provide additional services and provide the opportunity to add residents who will make the area more successful by creating a walkable center where future residents can live and work harmoniously.*

This site is suitable for the proposed MX-H zoning and associated uses. This request is also about upgrading the site for the surrounding community, while providing the opportunity to add residential uses, which in turn will make the area more successful by creating a walkable place where residents can live, work, learn, shop and play together.

This request will encourage redevelopment of this underutilized site and will be a great infill project that will support the public good. This zone change seeks to provide the opportunity to develop the site into a multi-family use, which is a use that is in demand in the surrounding area and the City as a whole. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.

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

Applicant Response: *This request is not based completely or predominantly on the cost of land or economic considerations. The zone change would further the health, safety, and general welfare of the City and County as it allows growth in established centers, encourages development that broadens housing options to meet a range of incomes and lifestyles, supports additional growth in areas with existing infrastructure and public facilities, and provides high-density housing near jobs, fulfilling the goals and policies of the ABC Comp Plan.*

6-7(G)(3)(h) Criterion 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 Response: The Journal Center Employment Center includes office uses with associated commercial services and retail. It currently has NR-BP, NR-LM, and MX-H zone districts. The Journal Center Architectural Review Committee have previously approved zoning changes for multi-family within the Journal Center at (1) the southeast corner of Jefferson Street and Ellison St NE and (2) the northwest corner of Jefferson Street and Masthead Street. The two parcels mentioned previously, are zoned MX-H and are within the Employment Center but are not adjacent to the subject property.

The Zone Map Amendment does apply a zone different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone"). The proposed zone district of MX-H is different from surrounding zone districts; however, this proposal qualifies under criteria (2) the subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby. The requested zoning will clearly facilitate implementation of the ABC Comp Plan, as discussed at-length in this narrative. In addition, MX-H will allow for office uses similar to the surrounding NR-BP uses with the addition of allowing residential uses, providing more flexibility in use.

The demand for residential and the preponderance of established office uses in this area, indicates a need to transition to mixed-use-zoned properties within the established Journal Center Master Plan. The subject property, at 2.9 acres located along the main corridor of the Employment Center, has remained an underutilized parking lot for the entirety of development as was documented in the Parking Demand Study conducted by Lee Engineering, indicating the need for a change to a zoning district that allows more flexibility in uses. Residential uses that would result from a zone change to MX-H would help existing businesses to thrive, and would provide for a greater housing options in an Employment Center where the jobs to housing ratio would be greatly improved.

Conclusion

This request is for a Zone Map Amendment (Zone Change) for approximately +/-2.9-acre property located in Journal Center, in an Area of Change, the North I-25 Community Planning Area and is adjacent to the Marriott Hotel. The current zoning request is to allow for the development of a multi-family project under the MX-H zone district. Future development permissive by the MX-H zone will further multiple Goals and Policies of the ABC Comprehensive Plan and will serve as an excellent development opportunity. This request is consistent with IDO Section 6-7(G)(3) Review and Decision Criteria a-h. Criterion of approval have been met/exceeded for this Zone Map Amendment.

All appropriate Neighborhood Associations identified by the Office of Neighborhood Coordination were notified of this request. No meetings were requested on the behalf of these neighborhood associations. There were also no inquiring emails or phone calls received. The approval of this request for a Zone Map Amendment to the MX-H zone district for the subject property will ensure that this site remains a viable project, primed for development. The development with the proposed uses will upgrade the site for the surrounding community, while providing for much needed housing opportunities.

The future development of the site will be subject to MX-H zoning and subject to the IDO requirements including neighborhood edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These requirements would help ensure appropriate scale and location of development and character of building design. Use-specific Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures.

Additionally, future development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM. This request will not have any negative effects on the surrounding community or its' residents. This request will introduce residential uses to this site allowing for more flexibility in developing the land per market demands and historical uses.

We believe we have adequately justified our request based upon the proposed zoning being more advantageous to the community than the current zoning because it would further a preponderance of applicable Goals and policies. I respectfully request that the EPC support this Zone Map Amendment with an approval.

Sincerely,

Angela M. Piarowski, CEO/Principal
Modulus Architects & Land Use Planning, Inc.

100 Sun Ave NE, Suite 600

Albuquerque, New Mexico 87109

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

Email: awilliamson@modulusarchitects.com



STAFF INFORMATION

October 25, 2022

TO: Regina Okoye, Modulus Architecture
FROM: Leroy Duarte- Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3452
RE: Journal Center ZMA

I've completed a first review of the proposed major amendment. I would like to discuss the request and have a few revisions to the justification letter. I'm available to answer questions about the process and requirements. Please provide the following:

⇒ A revised Zone Map Amendment justification letter pursuant to the major amendment criteria (one PDF copy) by:

Tuesday, November 1, 2022.

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

1) Introduction:

- A. Though We've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. This is what we have for the legal description:

Tract 2A-2B3 (Replat Map for Tract 2A-2BA and 2A-2B2) Journal Center

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for November 17, 2022. Final staff reports will be available one week prior, on November 10, 2022.
- C. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a major amendment are explained in Section 14-16-6-4(K), Public Notice. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. **The sign posting period is 15 days prior and after the EPC hearing date from Wednesday November 2, 2022 to December 2, 2022.**

4) Project Letter:

Conclusion: Create a stronger conclusion, paraphrase/ mention how all justification criteria has been met.

5) Zone Map Amendment - Overview:

- A. The task in a Zone Map Amendment justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. **Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.**
- B. Sub-Policy 5.1.1(a): Too vague NR-BP is usually, elaborate more on how shop, learn and play will be addressed.
- C. Sub-Policy 5.1.1(c): Employment centers do not contain residential development; how will this request be beneficial?
- D. Sub-Policy 5.1.1 (f): Too vague explain in more detail.
- E. Policy 5.1.2: Why and how does multi-family fit into this?
- F. Policy 5.1.5: How does this zone change prioritize employment opportunities (multi-family)?
- G. Policy 5.1.10: Too short elaborate more or consider removing.
- H. Goal 5.2: Too short elaborate.
- I. Policy 5.2.1: How does it work? Please explain
- J. Sub-Policy 5.2.1 (a): Subject site is NR-BP, no neighborhoods are present in that area.
- K. Goal 5.3: Explain more give more reasoning.
- L. Policy 5.3.1: How does infill development, especially multi-family benefit the employment center?
- M. Goal 5.6: How? Please explain.
- N. Policy 8.1.2: Residential use in a NR-BP does not improve quality of life. One multi-family development will not impact the economy like a business would- generating revenue.
- O. Policy 9.1.1: Is this multi-family specifically aimed towards a certain demographic? Mention types of housing and how it meets the variety criteria.
- P. Goal 9.3: NR-BP is not an appropriate place for housing.
- Q. Policy 9.3.2: Surrounding development is not housing.

R. Goal 8.1: Housing is not a business, consider removing.

6-7(G)(3)(C): Be specific, to the area and the surrounding environment.

6-6(G)(3)(f): Revise, justification cannot be based on the location.

6-6(G)(3)(h): A spot zone will be created, there will be no transition because subject site is surrounded by NR-BP. Revise.

NOTIFICATION

From: Ashlea Stewart
To: Angela Williamson; Bogina Okoye
Subject: FW: 7700 Jefferson St NE_Neighborhood Meeting Inquiry_EPC
Date: Friday, August 19, 2022 11:23:34 AM
Attachments: image001.png
image002.png
image003.png
image004.png

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Friday, August 19, 2022 11:21 AM
To: Ashlea Stewart <astewart@modulusarchitects.com>
Subject: 7700 Jefferson St NE_Neighborhood Meeting Inquiry_EPC

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Mark	Reynolds	reynolds@unm.edu	6801 Barber Pl NE	Albuquerque	NM	87109		5053212968
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	Albuquerque	NM	87113		5058973052
Alameda North Valley Association	Deborah	Potter		1019 Guadalupe Court NW	Albuquerque	NM	87114		5058978621

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

Please note the following:

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

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

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

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

Thank you.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3331 Office
E-mail: vanessabaca@cabq.gov
Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> On Behalf Of webmaster@cabq.gov
Sent: Friday, August 19, 2022 9:26 AM
To: Office of Neighborhood Coordination <astewart@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission

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

Contact Name

Ashlea Stewart

Telephone Number

5053381499

Email Address

astewart@modulusarchitects.com

Company Name

Modulus Architects Inc

Company Address

100 Sun Ave NE, Suite 600

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Situs Address: 7700 JEFFERSON ST NE ALBUQUERQUE NM 87109

Legal Description: TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2 JOURNAL CENTER

Physical address of subject site:

7700 Jefferson St NE, Albuquerque, NM 87109

Subject site cross streets:

Jefferson St & San Francisco Rd.

Other subject site identifiers:

This site is located on the following zone atlas page:

D-17-Z

Captcha

x

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

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

Date of Request*: 08/24/2022

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

Neighborhood Association (NA)*: District 4 Coalition of NA, Alameda North Valley Association

Name of NA Representative*: Mildred Griffiee, Mark Reynolds, Steve Wentworth, Deborah Potter

Email Address* or Mailing Address* of NA Representative¹: mgriffiee@noreste.org; reynolds@unm.edu; anvanews@aol.com

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

Email address to respond yes or no: Yes

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

Meeting Date / Time / Location:

TBD - All Neighborhood Associations have 15 calendar days from the date of this offer letter (08/24/2022), in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address* 7700 Jefferson Street NE, Albuquerque, NM 87109
Location Description NEC of Jefferson St. NE and San Francisco Rd.
2. Property Owner* Sun Center Partners, LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning Inc. (Agent)/ Sun Center Partners, LLC (Applicant)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Zone Map Amendment from NR-BP to MX-H to allow for a multi-family development.

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
- ☐ City Council
6. Where more information about the project can be found^{*4}:
- Regina Okoye with Modulus Architects & Land Use Planning, Inc. at (505) 338-1499 ext. 1003

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

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

Explanation:

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

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

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

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] approximately +/- 2.983 acres
- b. IDO Zone District NR-BP
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] Journal Center - Employment Center

2. Current Land Use(s) [vacant, if none] Business Park (parking lot)

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Alameda North Valley Association

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



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



PART I - PROCESS

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

Application Type: Zone Map Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 7700 Jefferson Street NE, Albuquerque, NM 87109

Name of property owner: Sun Center Partners LLC

Name of applicant: Modulus Architects & Land Use Planning Inc./Sun Center Partners LLC

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

September 15, 2022 at 8:40 am VIA ZOOM (info enclosed)

Address, phone number, or website for additional information:

Regina Okoye w Modulus Architects & Land Use Planning, Inc. at (505) 338-1499 ext. 1003

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

(Applicant signature)

8/24/2022

(Date)

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

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



Alameda North Valley Association
Deborah Potter
1019 Guadalupe Court NW
Albuquerque NM 87114

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, September 7, 2022 2:27 PM
To: Regina Okoye
Subject: 7700 JEFFERSON ST NE Public Notice Inquiry Sheet Submission
Attachments: D-17-Z.pdf

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	8719
District 4 Coalition of Neighborhood Associations	Mark	Reynolds	reynolds@unm.edu	6801 Barber Pl NE	Albuquerque	NM	8710
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	Albuquerque	NM	8711

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.

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

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

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

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

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

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

Thank you.



Dalaina L. Carmona

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



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

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, September 7, 2022 9:42 AM

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

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus

Company Address

City

State

ZIP

Legal description of the subject site for this project:

TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2 JOURNAL CENTER

Physical address of subject site:

7700 JEFFERSON ST NE ALBUQUERQUE NM 87109

Subject site cross streets:

Jefferson St & San Francisco Rd

Other subject site identifiers:

This site is located on the following zone atlas page:

D-17-Z

Captcha

x

Regina Okoye

From: Regina Okoye
Sent: Wednesday, October 5, 2022 10:01 AM
To: mgriffee@noreste.org; 'Mark Reynolds'; 'anvanews@aol.com'
Cc: Angela Williamson
Subject: Public Notice of a Proposed Project in the City of Albuquerque
Attachments: D-17-Z.PDF; Emailed-Mailed-Notice-PolicyDecisions-Print&Fill.pdf; Public Notice Form.pdf

Tracking:	Recipient	Delivery	Read
	mgriffee@noreste.org		
	'Mark Reynolds'		
	'anvanews@aol.com'		
	Angela Williamson	Delivered: 10/5/2022 10:03 AM	Read: 10/5/2022 10:16 AM

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

Date of Notice: 10/05/2022

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

Neighborhood Association (NA): District 4 Coalition of NA, Alameda North Valley Assoc

Name of NA Representative: Mildred Griffee, Mark Reynolds, Steve Wentworth

Email Address or Mailing Address of NA Representative: mgriffee@noreste.org; reynolds@unm.edu; anvanews@aol.com

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

1. Subject Property Address: 7700 Jefferson Street NE, Albuquerque, NM 87109
Location Description: NEC of Jefferson St. NE and San Francisco Rd.
2. Property Owner: Sun Center Partners LLC
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning, Inc./Sun Center Partners LLC
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

- d. Center or Corridor Area: Journal Center – Employment Center
2. Current Land Use(s) [vacant, if none]: Business Park – Parking Lot

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: District 4 Coalition of NA

Alameda North Valley Assoc

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

² Attach additional information, as needed to explain the project/request.³ Physical address or Zoom link

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER **MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

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

New Mexico | Texas | Arizona | Colorado | Oklahoma



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

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

Date of Notice*: 10/5/2022

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

Neighborhood Association (NA)*: District 4 Coalition of NA, Alameda North Valley Assoc

Name of NA Representative*: Mildred Griffiee, Mark Reynolds, Steve Wentworth

Email Address* or Mailing Address* of NA Representative¹: mgriffiee@noreste.org; reynolds@unm.edu; anvanews@aol.com

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

1. Subject Property Address* 7700 Jefferson Street NE, Albuquerque, NM 87109
Location Description NEC Jefferson St. NE and San Francisco Rd.
2. Property Owner* Sun Center Partners LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning, Inc./Sun Center Partners LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request²*: _____

Zone Map Amendment from NR-BP to MX-H to allow for a multi-family development.

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

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: November 17, 2022 @ 8:40 am

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

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

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

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

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

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

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

Explanation*:

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

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

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

A meeting was offered but a meeting was not requested.

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] approximately +/- 2.983 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Journal Center - Employment Center
- Current Land Use(s) [vacant, if none] Business Park - Parking Lot

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Alameda North Valley Assoc

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

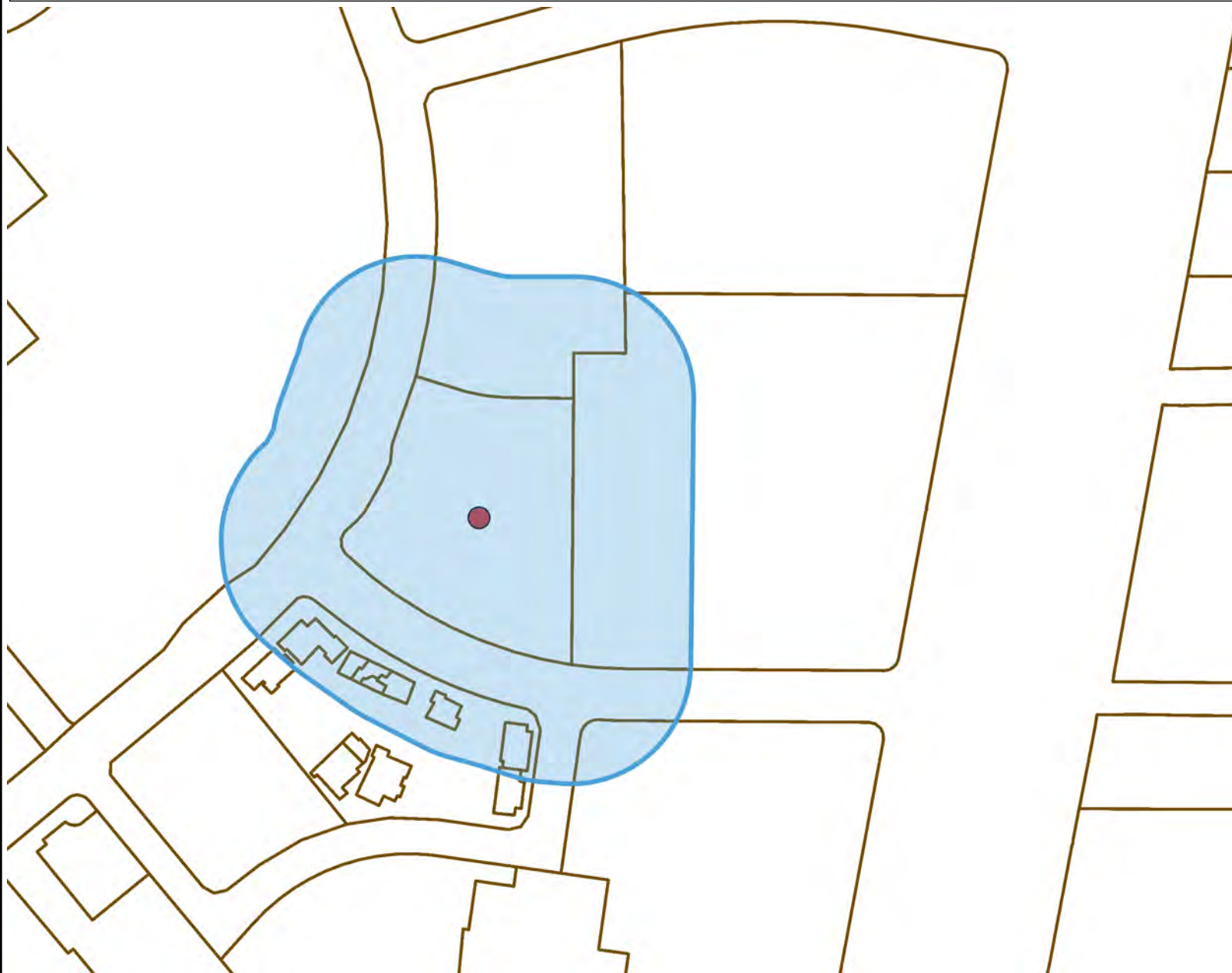


City of Albuquerque



Legend

□ Bernalillo County Parcels



493 0 247 493 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/7/2022 © City of Albuquerque

1: 2,959

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

Notes

Buffer: 200 ft.
ROW Jefferson St NE: 100 Ft.

SUN CENTER PARTNERS LLC
100 SUN AVE NE SUITE 210
ALBUQUERQUE NM 87109-4659

JOURNAL CENTER CORP CHAPMAN
COMPANIES
404 BRUNN SCHOOL RD BLDG A
SANTA FE NM 87505

ATRIUM FINANCE III
12735 MORRIS RD EXT SUITE 400
ALPHARETTA GA 30004-8904

JOURNAL 5150 MEDICAL PROPERTIES LLC
ATTN: REMEDY MEDICAL PROPERTIES INC
800 W MADISON ST SUITE 400
CHICAGO IL 60607-2481

MARSHALL VENTURES LLC
PO BOX 1477
SANTA FE NM 87504-1477

JOURNAL PUBLISHING CO ETAL
7777 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4343

JOURNAL CENTER CORP CHAPMAN
COMPANIES C/O JRLM INC
5100 SAN FRANCISCO RD NE UNIT 5A
ALBUQUERQUE NM 87109-4630

CR3 LLC
5110 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4640

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

SAN FRANCISCO SUITES LLC
736 DESCANSO RD
SANTA FE NM 87501

JOURNAL CENTER CORP CHAPMAN
COMPANIES C/O JRLM INC
5100 SAN FRANCISCO RD NE UNIT 5C
ALBUQUERQUE NM 87109-4630

JOURNAL CENTER CORP CHAPMAN
COMPANIES C/O JRLM INC
5100 A SAN FRANCISCO RD NE UNIT 5B
ALBUQUERQUE NM 87109-4640

TWO FORKS LLC
5150 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4640

SECOND HOME LLC
5160 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109

MCMILLAN NEW MEXICO HERITAGE
FOUNDATION INC ATTN: STEVE MAESTAS
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4340

DISTRICT 4 COALITION OF NA
MILDRED GRIFFEE
PO BOX 90986
ALBUQUERQUE NM 87199

DISTRICT 4 COALITION OF NA
MARK REYNOLDS
6801 BARBER PL NE
ALBUQUERQUE NM 87109

ALAMEDA NORTH VALLEY ASSOC
STEVE WENTWORTH
8919 BOE LANE NE
ALBUQUERQUE NM 87113

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

*Example of letter sent to property owners.

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

Date of Notice*: 10/5/2022

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

Property Owner within 100 feet*: SUN CENTER PARTNERS LLC

Mailing Address*: 100 SUN AVE NE SUITE 210 ALBUQUERQUE NM 87109-4659

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

1. Subject Property Address* 7700 Jefferson Street NE, Albuquerque, NM 87109
Location Description NEC of Jefferson St. NE and San Francisco Rd.
2. Property Owner* Sun Center Partners, LLC
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning, Inc(Agent)/Sun Center Partners LLC (Applicant)
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request¹*:

Zone Map Amendment from NR-BP to MX-H to allow for a multi-family development.

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

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: November 17, 2022 @8:40am

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

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

² Physical address or Zoom link

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

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

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

6. Where more information about the project can be found^{*3}:

Regina Okoye with Modulus Architects & Land Use Planning, Inc. (505) 338-1499 ext. 1003

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

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

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

Explanation^{*}:

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

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

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

A meeting was offered but a meeting was not requested.

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] approximately +/- 2.983 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Journal Center - Employment Center
- Current Land Use(s) [vacant, if none] Business Park - parking lot
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



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



PART I - PROCESS

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

Application Type: Zone Map Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 7700 Jefferson Street NE, Albuquerque, NM 87109

Name of property owner: Sun Center Partners LLC

Name of applicant: Modulus Architects & Land Use Planning Inc.(Agent)/Sun Center Partners LLC(Applicant)

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

November 17, 2022 at 8:40 am VIA ZOOM (info below)

Address, phone number, or website for additional information:

Regina Okoye w/Modulus Architects & Land Use Planning, Inc. at (505) 338-1499 ext. 1003

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

(Applicant signature)

10/5/2022

(Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

Join Zoom Meeting
<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87109

Certified Mail Fee \$4.00
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☐ Return Receipt (hardcopy) \$3.25
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☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees \$7.85

Sent To

SUN CENTER PARTNERS LLC
100 SUN AVE NE SUITE 210
ALBUQUERQUE NM 87109-4659

City, State, ZIP+4

PS Form 3800, 11-1-2019

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☐ Adult Signature Restricted Delivery \$0.00

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ALBUQUERQUE NM 87109-4343

City, State, ZIP+4

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☐ Adult Signature Restricted Delivery \$0.00

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MARSHALL VENTURES LLC
PO BOX 1477
SANTA FE NM 87504-1477

City, State, ZIP+4

PS Form 3800, 11-1-2019

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees \$7.85

Sent To

ATRIUM FINANCE III
12735 MORRIS RD EXT SUITE 400
ALPHARETTA GA 30004-8904

City, State, ZIP+4

PS Form 3800, 11-1-2019

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Chicago, IL 60607

Certified Mail Fee \$4.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.25
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees \$7.85

Sent To

JOURNAL 5150 MEDICAL PROPERTIES LLC
ATTN: REMEDY MEDICAL PROPERTIES INC
800 W MADISON ST SUITE 400
CHICAGO IL 60607-2481

City, State, ZIP+4

PS Form 3800, 11-1-2019

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

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

Albuquerque, NM 87109

Certified Mail Fee \$4.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.25
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees \$7.85

Sent To

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

City, State, ZIP+4

PS Form 3800, 11-1-2019

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com.

Albuquerque, NM 87109

Certified Mail Fee \$4.00
\$3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and \$7.85

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-15

DISTRICT 4 COALITION OF NA
MARK REYNOLDS
6801 BARBER PL NE
ALBUQUERQUE NM 87109



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

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

Albuquerque, NM 87109

Certified Mail Fee \$4.00
\$3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and \$7.85

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Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-15

JOURNAL CENTER CORP CHAPMAN
COMPANIES
404 BRUNN SCHOOL RD BLDG A
SANTA FE NM 87505



U.S. Postal Service[™]
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Domestic Mail Only

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

Albuquerque, NM 87109

Certified Mail Fee \$4.00
\$3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and \$7.85

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-15

CR3 LLC
5110 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4640



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

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

Santa Fe, NM 87501

Certified Mail Fee \$4.00
\$3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and \$7.85

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-15

SAN FRANCISCO SUITES LLC
736 DESCANSO RD
SANTA FE NM 87501



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

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

Albuquerque, NM 87109

Certified Mail Fee \$4.00
\$3.25
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and \$7.85

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-15

JOURNAL CENTER CORP CHAPMAN
COMPANIES C/O JRLM INC
5100 SAN FRANCISCO RD NE UNIT 5A
ALBUQUERQUE NM 87109-4630



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

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

Albuquerque, NM 87109

Certified Mail Fee \$4.00
\$3.25
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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and \$7.85

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Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-15

JOURNAL CENTER CORP CHAPMAN
COMPANIES C/O JRLM INC
5100 SAN FRANCISCO RD NE UNIT 5C
ALBUQUERQUE NM 87109-4630



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

Albuquerque, NM 87109

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To

JOURNAL CENTER CORP CHAPMAN
COMPANIES C/O JRLM INC
5100 A SAN FRANCISCO RD NE UNIT 5B
ALBUQUERQUE NM 87109-4640

City, State, ZIP+4

PS Form 3800, April 2013



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87109

Certified Mail Fee \$4.00
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Postage \$0.60

Total Postage and Fees \$7.85

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DISTRICT 4 COALITION OF NA
MILDRED GRIFFEE
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City, State, ZIP+4

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

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SECOND HOME LLC
5160 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109

City, State, ZIP+4

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To

ALAMEDA NORTH VALLEY ASSOC
STEVE WENTWORTH
8919 BOE LANE NE
ALBUQUERQUE NM 87113

City, State, ZIP+4

PS Form 3800, April 2013



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. 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. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public 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 at a charge of \$3.75 each.

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.

C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.

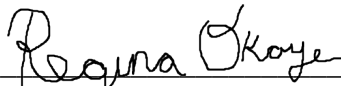
B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL
- A. The sign is not to be removed before the initial hearing on the request.

B. The sign should be removed within five (5) days after the initial hearing.

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



(Applicant/for Agent)

10/6/2022

(Date)

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

PROJECT NUMBER: _____

LETTERS

JOURNAL
CENTER
CORPORATION



October 4, 2022

Sun Center Partners, LLC
Attn: Mr. Scott Goodman
One Sun Avenue NE, Suite 210
Albuquerque, NM 87109

RE: Zone Map Amendment Application for a change from NR-BP to MX-H
7700 Jefferson NE, Albuquerque, NM 87109
Legal Description: TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2 JOURNAL CENTER)

Dear Mr. Goodman:

The Journal Center Architectural Review Committee has reviewed the draft Zone Map Amendment submittal provided by Modulus Architects & Land Planning, Inc. for the subject property. We support the change of zone to allow multi-family housing to be constructed on the site.

We understand this approval letter will be included with the final submittal the City of Albuquerque for review by the Environmental Planning Commission.

Please do not hesitate to call our office if you have any questions as you move forward with the project.

Sincerely,

Journal Center Corporation
Journal Center Architectural Review Committee

Lowell A. Hare
President & CEO

CC: Angela M. Piarowski, Modulus Architects & Land Use Planning, Inc.