



# Environmental Planning Commission

Agenda Number: 1  
Project #: PR-2021-006084  
Case #: RZ-2021-00042  
Hearing Date: November 18, 2021

## Staff Report

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	EWRPM, LLC/Ron Smith
<b>Request</b>	<b>Zoning Map Amendment (zone change)</b>
<b>Legal Description</b>	Tracts 1B1C1, 1B1B1 and 1B1A1 Plat of Tracts 1B1A1, 1B1B1, 1B1C1 and Tract 1B1F Plat of Tracts 1B1A, 1B1B, 1B1C, 1B1D, 1B1E & 1B1F
<b>Location</b>	1221,1231, 1261, 1271 Renaissance Blvd. NE, between Union Way Dr. NE & Montañó Rd. NE
<b>Size</b>	Approximately 6.2 acres
<b>Existing Zoning</b>	MX-L
<b>Proposed Zoning</b>	MX-M

### Staff Recommendation

**APPROVAL** of RZ-2021-00042, based on the Findings beginning on Page 21.

**Staff Planner**  
**Silvia Bolivar, PLA, ASLA**

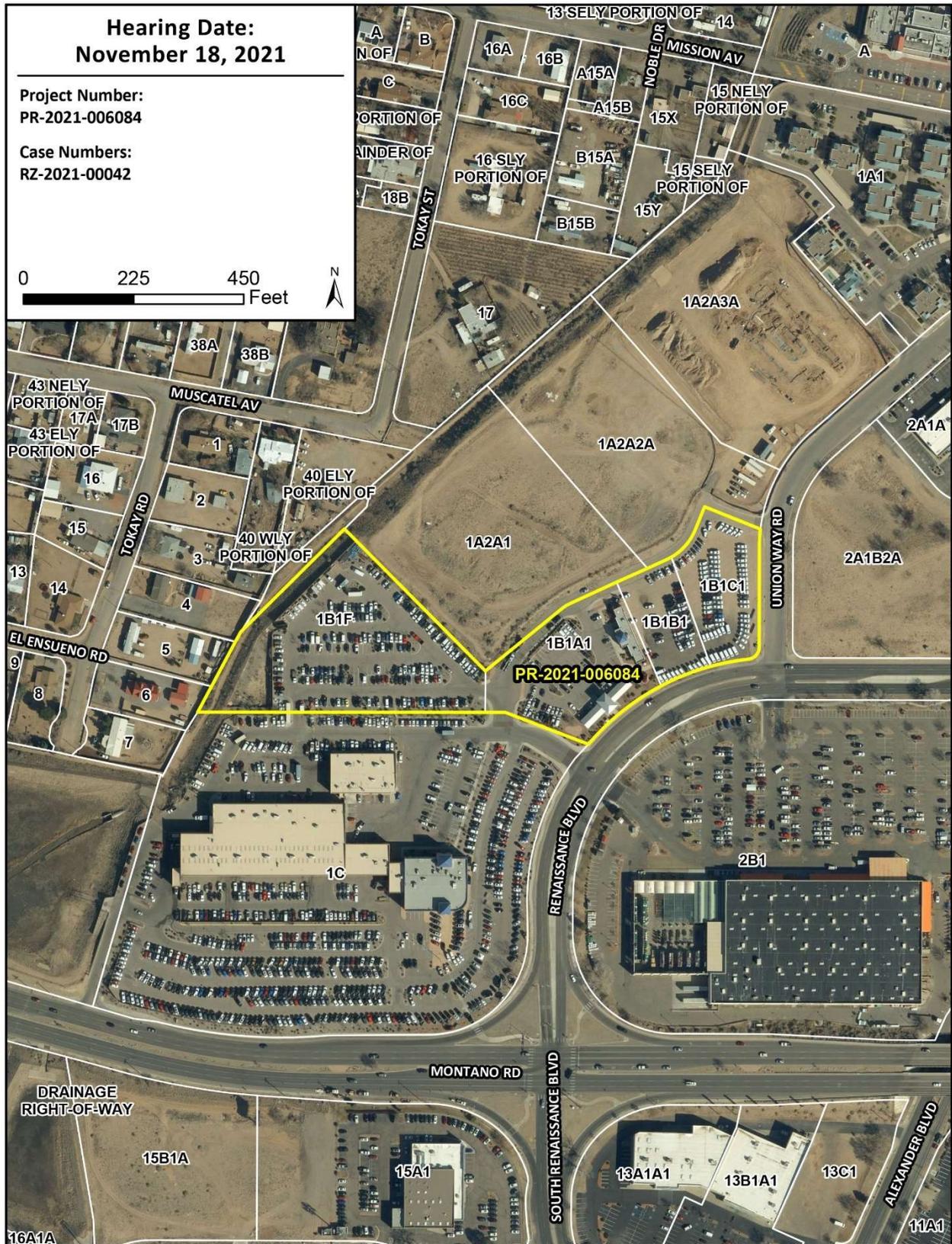
### Summary of Analysis

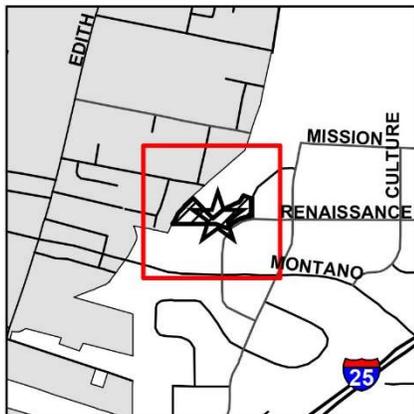
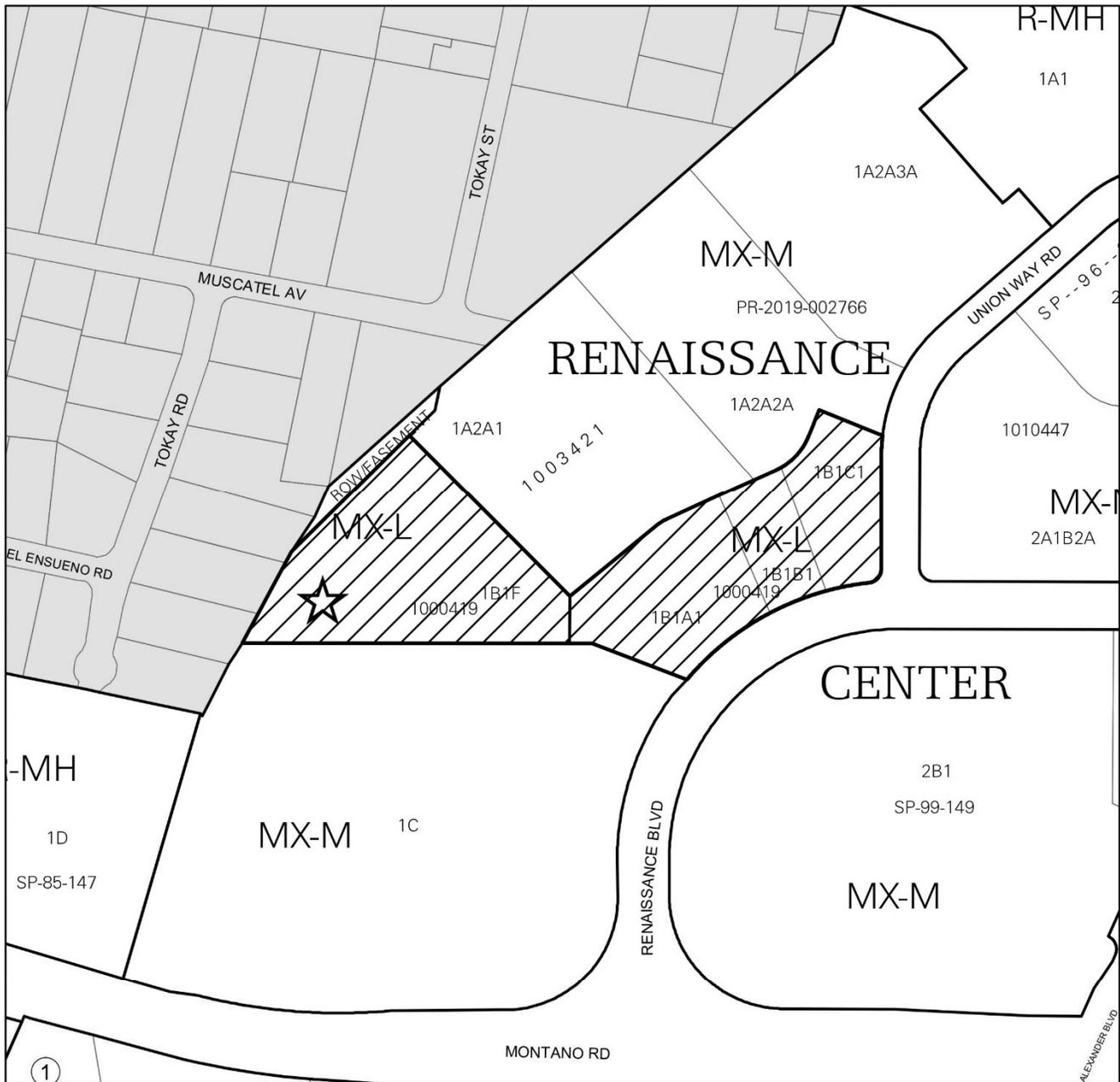
The request is for a zoning map amendment from MX-L to MX-M for Tracts 1B1C1, 1B1B1 and 1B1A1, approximately 6.2 acres in Renaissance Center, between Union Way Dr. NE and Montañó Rd. NE (“the subject site”). The applicant wants to change the subject site’s zoning to facilitate future expansion of an existing light vehicle sales and service center. The subject site is in the Renaissance Employment Center.

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 generally be more advantageous to the community because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations are the North Valley Coalition, District 4 Coalition of Neighborhood Associations, and North Edith Commercial Corridor Association. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested. Staff has not received any comments in support or opposition to the request. Staff recommends approval.







**IDO ZONING MAP**

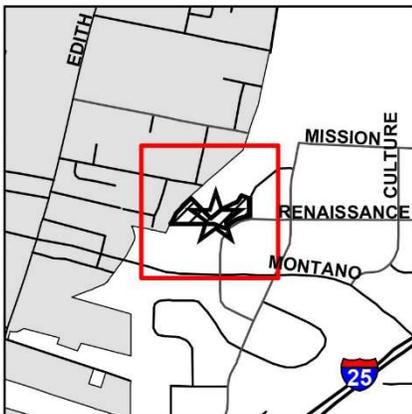
Note: Gray shading indicates County.



1 inch = 250 feet

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**LAND USE MAP**

Note: Gray shading indicates County.

**Key to Land Use Abbreviations**

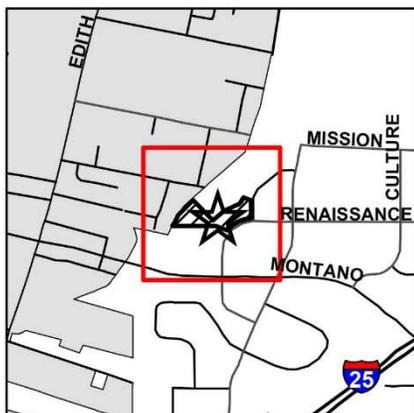
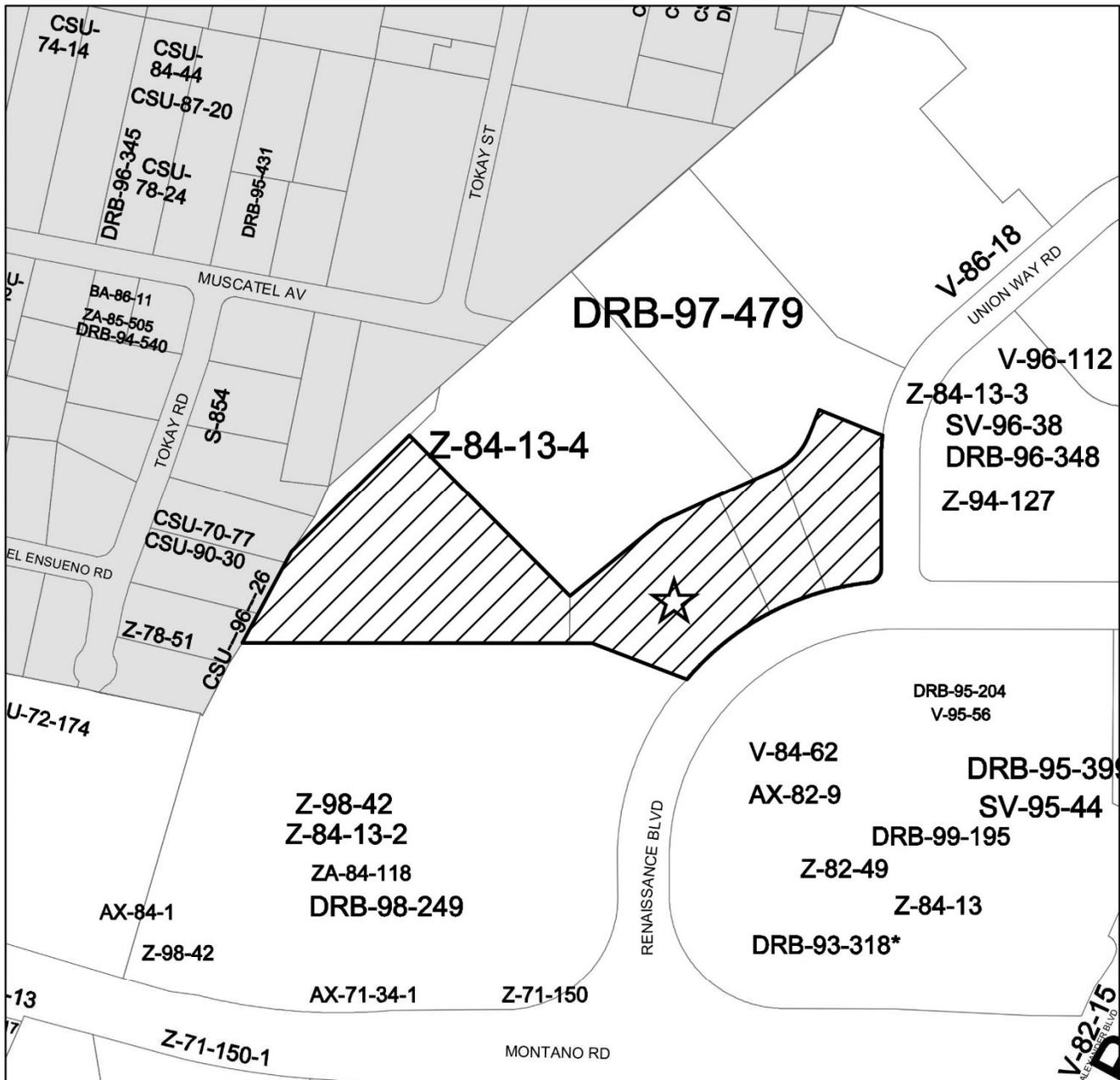
LDRES   Low-density Residential	APRT   Airport
MULT   Multi-family	TRANS   Transportation
COMM   Commercial Retail	AGRI   Agriculture
CMSV   Commercial Services	PARK   Parks and Open Space
OFC   Office	DRNG   Drainage
IND   Industrial	VAC   Vacant
INSMED   Institutional / Medical	UTIL   Utilities
ED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



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**HISTORY MAP**

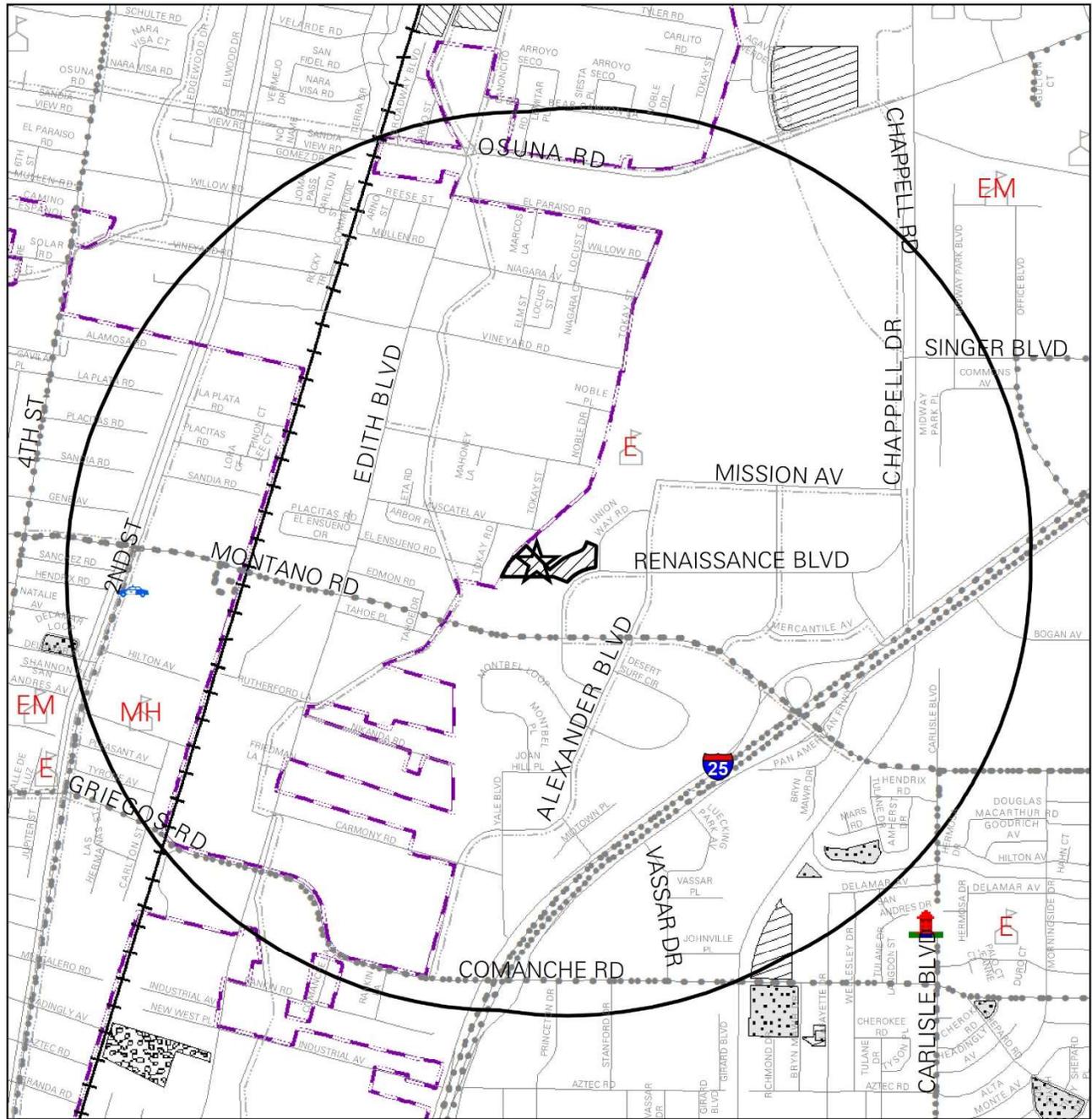
Note: Gray shading indicates County.



1 inch = 250 feet

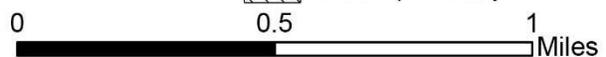
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**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| 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     |



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**I. INTRODUCTION**

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

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L	Area of Change	Auto dealership/Employee parking
<i>North</i>	MX-M	Area of Change	Bank/Vacant Lots/Apartments
<i>South</i>	MX-M	Area of Change	Light vehicle sales & services
<i>East</i>	MX-M	Area of Change	Commercial retail/vacant
<i>West</i>	M-H	Bernalillo County	Mobile homes/single-family homes

***Request***

The request is for a zoning map amendment (zone change) for an approximately 6.2- acre site legally described as Tracts 1-B-1-C-1, 1-B-1-B-1 and 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1 and Tract 1B-1-F Plat of Tracts 1B-1-A, 1-B-1-B, 1-B-1-C, 1-B-1-D, 1B-1-E, and 1-B-1-F Renaissance Center (“the subject site”), located at 1221, 1231, 1261 and 1271 Renaissance Blvd. NE, between Union Way Dr NE and Montañó Road NE.

The request is to re-zone the subject site from the existing MX-L (Mixed-Use Low Intensity) to MX-M (Mixed-Use Moderate Intensity) in order to allow future expansion of the existing light vehicle and sales service center.

***EPC Role***

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of the 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 approximately 6.2 acres and in an Area of Change. Lot 1B1C1 is being used for light vehicle sales and Lot 1B1F as an employee parking lot, both related to the existing vehicle dealership further south of the subject site.

The subject site is part of the Renaissance Employment Center which is characterized by large commercial retail and services, warehousing/distribution, and multi-family uses. North of the subject site is a bank, vacant lots, and apartments. To the southeast is a home improvement store and an auto dealership located directly south. To the west are low-density mobile homes/single-family homes in Unincorporated Bernalillo County. The areas to the north, east, and south are all zoned MX-M and in Areas of Change while to the west are M-H (Bernalillo County).

### ***History***

On January 17, 2002, the EPC approved a Zoning Map Amendment and a Site Plan for subdivision for Tracts 1B1A1, 1B1B1 and 1B1C1 (PR#1000419). The approved Zoning Map Amendment changed the zoning from SU1- for C-2 and R-3 uses to SU-1 for auto sales and C-1 and allowed an employee parking lot for the adjacent auto sales parcel on 1B1F.

The Site Plan for Subdivision was delegated to the Development Review Board and was signed and approved in 2002. The Site Plan was never developed and the Site Plan for Subdivision expired seven years after the approval in 2009.

### ***Transportation System***

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

Renaissance Blvd. NE and Alexander Blvd NE are classified as urban major collectors. Union Way Rd NE is classified as a local urban street. Montañó Rd NE is classified as a Major Transit Corridor.

### ***Comprehensive Plan Designations***

Montañó Road NE is classified as a Major Transit Corridor as designated by the Comprehensive Plan. Major transit corridors are intended to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users.

In addition, Renaissance Center is a designated Employment Center. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections to freight networks.

### ***Comprehensive Plan Community Planning Area Designation***

The subject site is part of the North I-25 Community Planning Area (CPA). North I-25 is located between the railroad tracks to the west and I-25 to the east. This area is characterized by business and industrial parks.

### ***Overlay Zones***

The subject site is not within the boundaries of a Character Protection Overlay (CPO), Historic Protection Overlay Zone (HPO) or a View Protection Overlay Zone (VPO).

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

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

Renaissance Blvd has a bike route (cars & bicycles share the street). Alexander Blvd NE has a proposed bike lane. Montañó Rd NE has a bike lane (a portion of the street with a designated lane for bicycles).

### ***Transit***

The area is serviced by Fixed Route 157 (Louisiana & Montañó) runs Monday-Saturday with a peak frequency of 40 minutes, off-peak 45 minutes, and Saturdays 60 minutes.

Nearest service is at a stop-pair for the Fixed Route 157 which runs east-west on Montañó and connects the Northwest Transit Center to Kirtland Air Force Base. The stop-pair is about 450 feet west of the Montañó/Renaissance intersection and about 1500 feet walking distance from the centroid of the site. There is continuous pedestrian access.

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

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

### ***Walk Score/Transit Score/Bike Score***

The Walk Score for the subject site is 48 out of 100 (most errands require a car). Transit score is 27 (a few nearby public transportation options). Bike score is 63 (bikeable – some bike infrastructure).

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### ***Definitions***

#### ***Center and Corridor Definitions:***

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

**Major Transit (MT) Corridor:** Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the Comprehensive Plan.

#### ***Vehicle Definitions:***

**Light Vehicle Sales and Rental:** An establishment primarily engaged in the retail sale and/or rental of new and used light vehicles, including incidental outdoor display, storage, and vehicle service, and maintenance. This use includes the retail sale/rental of modular and manufactured homes, motor homes. This use does not include outdoor vehicle storage as a primary use.

**Light Vehicle:** A vehicle that has a gross vehicle weight rating of less than 10,000 pounds, including but not limited to automobiles, light trucks, sport utility vehicles, vans, boats, and recreational vehicles, trailers, motorcycles, mopeds, scooters, and ATVs.

**Infill Development:** An area platted or un-platted land that includes no more than 20 acres of land and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

### ***Zoning***

The subject site is zoned MX-L [Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)] that was assigned upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018 based upon the prior land use of SU-1 R-3 & C-1. Light vehicle sales and the employee parking lot

were permitted uses under the SU-1 but are a Conditional Primary Use (C) in MX-L, the current zone district for the subject site.

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

The request is to change the subject site's zoning to MX-M [Mixed-Use- Medium Intensity Zone District, IDO 14-16-2-4(C)]. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-intensity residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Motor vehicle uses are permissive primary in the MX-M including light vehicle sales and rental along with parking lots and structures. Allowable uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 145-150.

#### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

#### 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 an Employment Center and within 660 feet of Montañó Road NE, classified as a Major Transit Corridor. The request would facilitate development that would reinforce the corridor and the Renaissance Employment Center by increasing employment density and facilitating redevelopment of the subject site. The request furthers Goal 5.1 – Centers & Corridors.***

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

***The requested MX-M zone would facilitate redevelopment of the subject site and would encourage employment density as the future expansion would accommodate approximately 90-120 jobs. The MX-M zone would encourage redevelopment and infill in the Center and Corridor thereby accommodating growth over time in an appropriate area while discouraging the need for development at the urban edge. The request furthers subpolicy 5.1.1.(c).***

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

*The request would strengthen opportunities within the Renaissance Employment Center by allowing an existing business to expand, thereby promoting employment opportunities and allowing the existing uses to become permissive. The request would help foster synergy among businesses that would be accessible by residents in the area. The request furthers policy 5.1.5 Employment Centers.*

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 allow a greater range of uses than the existing zone. The MX-M zone district is intended to allow higher-density development in appropriate locations and the proposed expansion, if approved, would allow a broad range of services and a mix of uses along a Major Transit Corridor and in the Renaissance Employment Center. The mix of uses would be conveniently accessible from surrounding neighborhoods. The request furthers policy 5.2.1 – Land Uses.*

Subpolicy 5.2.1(g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

ii. in larger area-wide shopping centers located near intersections of arterial streets and provided with access to transit.

*The request would allow for an existing light vehicle sales and service center to expand that is conveniently located within the Renaissance Employment Center and near a Major Transit Corridor. The subject site is located near the intersection of Union Way Road and Renaissance Boulevard NE, an urban major collector that is supported by retail and residential uses. However, the request is for a zone map amendment, not a site plan, therefore Staff is unable to comment on quality commercial development. Subpolicy 5.2.1(g) is furthered.*

Subpolicy 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 encourage infill development and would add complementary uses to the Renaissance Employment Center. The request would allow for an existing business to expand under the MX-M zone therefore the uses would be complementary and compatible in form and scale to the immediately surrounding development. The request furthers subpolicy 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 area is served by existing infrastructure and public facilities, so the development made possible by the request would promote efficient development patterns and use of land that would generally support the public good. 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 located in an area with existing infrastructure and public facilities. The surrounding properties are already developed with a mix of uses and the expansion of the subject site would support additional growth, while maintaining existing infrastructure. The request furthers policy 5.3.1 – Infill Development.*

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 expansion of the existing light vehicle sales and service center and would further this policy by directing growth to the Renaissance Employment Center where more intense development and growth is encouraged and near Montañó Road, a Major Transit Corridor. The request furthers Policy 5.6.2 – Areas of Change.*

Subpolicy 5.6.2(b): Encourage development that expands employment opportunities.

*The request would facilitate and encourage development that would expand employment opportunities. The request would facilitate the expansion of an existing business and would create jobs in various fields including mechanics, administration, and management. The request furthers subpolicy 5.6.2(b).*

### ***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 Map Amendment justification letter analyzed here, received on October 27, 2021, is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned MX-L (Mixed-Use – Low Intensity Zone District). The applicant would like to change the subject site's zoning to MX-M (Mixed-Use – Medium Intensity Zone District) in order to allow expansion of an existing light vehicle and sales service center. The subject site is in an Area of Change.

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 plain text.

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

*The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the applicable Comprehensive plan goals and policies.*

*Based on the responses to these goals and policies, the request of a zone change from MX-L to MX-M satisfies the requirements of Criterion A by directing more intensive uses in an Area of Change, the Renaissance Employment Center, and along Montañero Road, a Major Transit Corridor.*

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

Applicable Citations: Goal 5.1 – Centers & Corridors, Subpolicy 5.1.1(c), Policy 5.1.5 – Employment Centers, Policy 5.2.1 – Land Uses, Subpolicy 5.2.1(g), Subpolicy 5.2.1(h), Goal 5.3 – Efficient Development Patterns, Policy 5.3.1 – Infill Development, Policy 5.6.2 – Areas of Change, Subpolicy 5.6.2(b).

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding land use patterns and development density and intensity in Centers and Corridors and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare. The response to Criterion A is sufficient.

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

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

*The subject properties are located wholly in an Area of Change, so this Criterion does not apply.*

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

- C. If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was a typographical or clerical error when the existing zone district was applied to the property.
  2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
  3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*The current MX-L zone is inappropriate because it is essentially a “spot zone” surrounded by MX-M zoning. The zone change to MX-M will match the existing surrounding zoning. The uses permitted in the MX-M zone are consistent with the ABC Comprehensive Plan, as shown in the previous section.*

*The proposed zone change to MX-M meets Criterion #3 by being more advantageous to the community as articulated by the ABC Comprehensive Plan (described in detail earlier in this justification letter). The zone change will provide more appropriately moderately intense uses on the properties than those allowed in the MX-L zone. Development of the subject properties will also provide additional employment and commercial density in an area of concentrated employment options and furthers numerous other goals and policies of the Comprehensive Plan.*

Staff: The subject site is located wholly in an Area of Change and the applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the Comprehensive Plan, including implementation of land use patterns, development density and intensity in Centers and Corridors. The applicant has adequately justified the request by demonstrating that it would facilitate redevelopment of the subject site with additional uses and services and would generate additional employment opportunities in the area. The request would further Comprehensive Plan Goals and policies relating to land use patterns and development density in Centers and Corridors. 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 would adequately mitigate those harmful impacts.

*None of the permissive uses in the MX-M zone will be harmful to the adjacent property, neighborhood or community. A comparison of the two zones is provided in the following table. The proposed MX-M zone permissively allows (P) for several uses already in the area such as Personal and business services, large General retail, medium and light vehicle sales and rental. Permissive uses that have higher impacts are allowed as a primary use conditionally (C) such as warehousing, outdoor storage, wholesaling and distribution, drive-in theater, campground or recreation vehicle park, and building and home improvement materials store. These uses require a conditional use*

*approval from the Zoning Hearing Examiner, which must establish that there is no adverse impact on the surrounding properties prior to development.*

<b>IDO Zoning Comparison: MX-L vs. MX-M</b>		
<b>Use</b>	<b>MX-L</b>	<b>MX-M</b>
Hospital	-	P
Nursery	-	A
Catering Service	-	P
Nightclub	-	P
Campground or recreational vehicle park	-	C
Light vehicle fueling station	C	P
Light vehicle sales and rental	C	P
Blood services facility	-	C
Mortuary	C	P

Personal and business services, large	-	P
Drive-in Theater	-	C
Building and home improvement materials store	-	C
General retail, medium	-	P
General retail, large	-	C
Liquor retail	A	C
Nicotine retail	A	C
Pawn shop	C	P
Helipad	-	CA
Park-and-ride lot	C	P
Transit facility	C	P
Outdoor storage	CA	C
Warehousing	-	C
Wholesaling and distribution center	-	C

*Permissive land uses that may be harmful to the area include hospital and nightclub. These uses would not be harmful to surrounding commercial uses as they are of similar intensity of uses. Residential properties to the west are separated by approximately 500 feet from lots C-1, B-1 and A-1 by two large vacant lots, which protects residential properties from more intense uses. An area of vacant land that contains a service road separates the residential properties from lot F. There is also a slope that offers further protection from non-residential uses on the subject properties (see exhibit below).*



*In addition to the separations inherent to the characteristics of the property, IDO Use Specific Standards will ensure that development of the site will incorporate design elements that will lessen potential impacts on surrounding properties. They include the following:*

*4-3(D)(4) Hospital use in the MX-M zone district is limited to no more than 20 overnight beds and, if located within 330 feet of the residential zone district, shall require a Conditional Use Approval.*

*4-3(D)(8) Bar, Nightclub, Restaurant, and Tap room or Tasting Room requires that these uses comply with alcohol sales, stormwater requirements, and solid waste collection standards.*

Staff: Criterion D states to consider permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Permissive uses that have higher impacts are allowed as conditional primary uses (C) such as warehousing, outdoor storage, wholesaling and distribution, drive-in theater, and recreation vehicle park. These uses would require a Conditional Use Approval involving a public hearing with the Zoning Hearing Examiner (ZHE) where public input would be included and Conditions of Approval could apply.

The applicant listed the uses that would become permissive if the zone change is approved. Staff finds that most of the permissive uses would not be harmful to adjacent property, the neighborhood, or the community because Use-Specific Standards would adequately mitigate harmful impacts. Hospital use could be harmful to nearby residences to the west of the subject site, but this use would also require a Conditional Use Approval and would be limited to no more than 20 overnight beds due to the subject site's proximity to residential zone districts. 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.

*The request meets Criterion #1. There are existing infrastructure improvements in the vicinity that have been installed by the City or other developers that will be available to serve the development made possible by this zone change. They include streets, sidewalks, utilities, stormwater, water, and sewer. The development of the properties will allow the Applicant to provide improvements along the public right-of-way, including installing sidewalks along Renaissance Boulevard and Union Way Drive that will connect with existing sidewalks.*

Staff: The City's existing infrastructure and public improvements would have adequate capacity to serve the development made possible by the zone change (Criterion 1). The response to Criterion E is sufficient.

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

*The property is not located on any major streets, and this justification is not based completely upon such circumstances, but rather, it is based on its location within a designated Employment Center.*

Staff: The Applicant's justification is not completely based on the property's location on a major street. The subject site is located on Renaissance Blvd NE, which is classified as an urban major collector but the applicant is not using this location to justify the request. The response to Criterion F is sufficient.

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

*The cost of land or other economic considerations are not the determining factor for this zone change request. The requested zone change is justified because the MX-M zone is more appropriate for these lots. It will allow for uses similar to the surrounding area, which contains many permissive uses in the MX-M zone. The subject properties are in a location where the permissive uses will be advantageous to the greater community and fulfill the City's goals of developing infill properties, locating commercial and employment generating development along Corridors and with an existing Employment Center.*

Staff: Economic considerations are always a factor, but the applicant's justification for the MX-M zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning. 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.

*The area of the requested zone change matches the existing zoning in the Renaissance Employment Center. The existing MX-L zone on a strip of land along a street is essentially a "spot zone" and does not complement the surrounding zoning. A change of zone to MX-M will standardize the zoning in the area and will facilitate appropriate development in this highly commercial area and allow for the expansion of an existing business.*

Staff: The request would not create a spot zone because the subject properties are surrounded by MX-M zoning. The proposed zoning would be consistent with the surrounding zone districts. The response to Criterion H is sufficient.

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

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

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

PNM noted that there are PNM facilities abutting the site and/or in easements along Renaissance Blvd and Union Way Drive NE. The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project.

#### ***Neighborhood/Public***

The North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the North Edith Commercial Corridor Association were required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments). A neighborhood meeting was not requested by any of the notified neighborhood associations.

As of this writing, Staff has not received any comments in support or opposition to the request.

***IV. CONCLUSION***

The request is for a Zoning Map Amendment (zone change) from MX-L to MX- M for Tracts 1B1C1, 1B1B1 and 1B1A1, approximately 6.2 acres in Renaissance Center, between Union Way Dr. NE and Montano Rd. NE (“the subject site”). The applicant wants to change the subject site’s zoning in order to facilitate future expansion of the existing light vehicle sales and service center. The subject site is in an Area of Change and in the Renaissance Employment Center.

The Applicant has adequately justified the zoning map amendment based upon the proposed zoning being generally more advantageous to the community than the current zoning, and because it would further a preponderance of applicable Goals and policies in the Comprehensive Plan.

The affected neighborhood organizations are the North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the North Edith Commercial Corridor Association. Property owners within 100 feet of the subject site were also notified as required.

As of this writing, Staff has not received any comments in support or opposition to the request.

Staff recommends approval.

***FINDINGS – RZ-2021-00042, November 18, 2021 - Zoning Map Amendment (Zone Change).***

1. The request is for a zoning map amendment (zone change) for an approximately 6.2- acre site legally described as Tracts 1-B-1-C-1, 1-B-1-B-1 and 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1 and Tract 1B-1-F Plat of Tracts 1B-1-A, 1-B-1-B, 1-B-1-C, 1-B-1-D, 1B-1-E, and 1-B-1-F Renaissance Center (“the subject site”), located at 1221, 1231, 1261 and 1271 Renaissance Blvd. NE, between Union Way Dr NE and Montaña Road NE.
2. The subject site is zoned MX-L (Mixed-Use Low Intensity Zone District) which was converted from the former zoning of SU-1 R-3 & C-1 upon adoption of the Integrated Development Ordinance (IDO).
3. The applicant is requesting a zone change to MX-M (Mixed-Use – Mixed-Use Moderate Intensity Zone District) in order to allow expansion of the Power Ford light vehicle and sales service center.
4. The subject site is in an Area of Change as designated by the Comprehensive Plan and in the North I-25 Community Planning Area (CPA).
5. The subject site is within 660 feet of Montaña Road, a Major Transit Corridor as designated by the Comprehensive Plan, and is within the Renaissance Center.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to Centers & Corridors:
  - 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 an Employment Center and within 660 feet of Montaña Road NE, classified as a Major Transit Corridor. The request would facilitate development that would reinforce the corridor and the Renaissance Employment Center by increasing employment density and facilitating redevelopment of the subject site.
  - B. Subpolicy 5.1.1.(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The requested MX-M zone would facilitate redevelopment of the subject site and would encourage employment density as the future expansion would accommodate approximately 90-120 jobs. The MX-M zone would encourage redevelopment and infill in the Center and Corridor thereby accommodating growth over time in an appropriate area while discouraging the need for development at the urban edge.

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

The request would strengthen opportunities within the Renaissance Employment Center by allowing an existing business to expand, thereby promoting employment opportunities and allowing the existing uses to become permissive. The request would help foster synergy among businesses that would be accessible by residents in the area.

- D. 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 allow a greater range of uses than the existing zone. The MX-M zone district is intended to allow higher-density development in appropriate locations and the proposed expansion, if approved, would allow a broad range of services and a mix of uses along a Major Transit Corridor and in the Renaissance Employment Center. The mix of uses would be conveniently accessible from surrounding neighborhoods.

- E. Subpolicy 5.2.1(g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

ii. in larger area-wide shopping centers located near intersections of arterial streets and provided with access to transit.

The request would allow for an existing light vehicle sales and service center to expand that is conveniently located within the Renaissance Employment Center and near a Major Transit Corridor. The subject site is located near the intersection of Union Way Road and Renaissance Boulevard NE, an urban major collector that is supported by retail and residential uses. However, the request is for a zone map amendment, not a site plan, therefore Staff is unable to comment on quality commercial development.

- G. Subpolicy 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 encourage infill development and would add complementary uses to the Renaissance Employment Center. The request would allow for an existing business to expand under the MX-M zone therefore the uses would be complementary and compatible in form and scale to the immediately surrounding development.

8. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to Development Patterns:

- 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 area is served by existing infrastructure and public facilities, so the development made possible by the request would promote efficient development patterns and use of land that would generally support the public good.

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

The subject site is located in an area with existing infrastructure and public facilities. The surrounding properties are already developed with a mix of uses and the expansion of the subject site would support additional growth, while maintaining existing infrastructure.

- C. 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 expansion of the existing light vehicle sales and service center and would further this policy by directing growth to the Renaissance Employment Center where more intense development and growth is encouraged and near Montañó Road, a Major Transit Corridor.

- D. Subpolicy 5.6.2(b): Encourage development that expands employment opportunities.

The request would facilitate and encourage development that would expand employment opportunities. The request would facilitate the expansion of an existing business and would create jobs in various fields including mechanics, administration, and management.

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

- A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding land use patterns and development density and intensity in Centers and Corridors and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Change, so this Criterion does not apply.
- C. Criterion C: The subject site is located wholly in an Area of Change and the applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the Comprehensive Plan, including implementation of land use patterns, development density and intensity in Centers and Corridors. The applicant has adequately justified the request by demonstrating that it would facilitate redevelopment of the subject site with additional uses and services and would generate additional employment opportunities in the area. The request would further Comprehensive Plan Goals and policies relating to land use patterns and development density in Centers and Corridors.
- D. Criterion D: Criterion D states to consider permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Permissive uses that have higher impacts are allowed as conditional primary uses (C) such as warehousing, outdoor storage, wholesaling and distribution, drive-in theater, and recreation vehicle park. These uses would require a Conditional Use Approval involving a public hearing with the Zoning Hearing Examiner (ZHE) where public input would be included and Conditions of Approval could apply.

The applicant listed the uses that would become permissive if the zone change is approved. Staff finds that most of the permissive uses would not be harmful to adjacent property, the neighborhood, or the community because Use-Specific Standards would adequately mitigate harmful impacts. Hospital use could be harmful to nearby residences to the west of the subject site, but this use would also require a Conditional Use Approval and would be limited to no more than 20 overnight beds due to the subject site's proximity to residential zone districts. The response to Criterion D is sufficient.

- E. Criterion E: The City's existing infrastructure and public improvements would have adequate capacity to serve the development made possible by the zone change (Criterion 1).
  - F. Criterion F: The Applicant's justification is not completely based on the property's location on a major street. The subject site is located on Renaissance Blvd NE, which is classified as an urban major collector but the applicant is not using this location to justify the request.
  - G. Criterion G: Economic considerations are always a factor, but the applicant's justification for the MX-M zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning.
  - H. Criterion H: The request would not create a spot zone because the subject properties are surrounded by MX-M zoning. The proposed zoning would be consistent with the surrounding zone districts.
- 10. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.
  - 11. The affected neighborhood organizations are the North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the North Edith Commercial Corridor Association. Property owners within 100 feet of the subject site were also notified.
  - 12. A pre-application facilitated meeting was not requested.
  - 13. As of this writing, Staff has not received any comments in support or opposition to the request.

**RECOMMENDATION - RZ-2021-00042, November 18, 2021.**

***APPROVAL of Project #: 2021-006084, Case #RZ-2021-00042, a zone change from MX-L to MX-M for Tracts 1B1C1, 1B1B1 and 1B1A1 Plat of Tracts 1B1A1, 1B1B1, 1B1C1 and Tract 1B1F Plat of Tracts 1B1A, 1B1B, 1B1C, 1B1D, 1B1E & 1B1F, Renaissance Center, located at 1221, 1231, 1261 & 1271 Renaissance Blvd NE, between Union Way Dr NE and Montaña Rd NE, based on the preceding Findings.***

---

*Silvia Bolivar*

**Silvia Bolivar, PLA, ASLA  
Current Planner**

Notice of Decision cc list:

cc: EWRPN, LLC/Ron Smith, 5910 Courtyard Drive, Suite 330, Austin, TX 78731-3334  
Consensus Planning, [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
North Valley Coalition, Doyle Kimbrough, [newmexmba@aol.com](mailto:newmexmba@aol.com)  
North Valley Coalition, Peggy Norton, [peggynorton@yahoo.com](mailto:peggynorton@yahoo.com)  
District 4 Coalition of Neighborhood Associations, Daniel Regan, [dlreganabq@gmail.com](mailto:dlreganabq@gmail.com)  
District 4 Coalition of Neighborhood Associations, Mildred Griffiee, [mgriffiee@noreste.org](mailto:mgriffiee@noreste.org)  
North Edith Commercial Corridor Association, Christine Benavidez, [christinebnvdz@aol.com](mailto:christinebnvdz@aol.com)  
North Edith Commercial Corridor Association, Evelyn Harris, [grumpyeh46@comcast.net](mailto:grumpyeh46@comcast.net)

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

### ***PLANNING DEPARTMENT***

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

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

No comments were provided.

### ***CITY ENGINEER***

#### ***Transportation Development Review Service***

The Transportation Department has no objection to the Zone Map Amendment

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

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

No adverse comments at this time.

#### ***Department of Municipal Development (DMD)***

No adverse comments.

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

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

#### ***ABC WATER UTILITY AUTHORITY (ABCWUA)***

No adverse comment to the proposed zone change.

For information only:

Once development is known please request an availability at the link. Requests can be made at the link below: <https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

#### ***SOLID WASTE MANAGEMENT DEPARTMENT***

No comments at this time.

**PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)**

There are PNM facilities abutting the site and/or in easements along Renaissance Blvd and Union Way Drive NE. 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://pnmsd.powerclerk.com/MvcAccount/Login> for PNM to review.

**ABO RIDE**

No comments.

Nearest service is at a stop-pair for the Fixed Route 157 which runs east-west on Montaña and connects the Northwest Transit Center to Kirtland Air Force Base. The stop-pair is about 450 feet west of the Montaña/Renaissance intersection and about 1500 feet walking distance from the centroid of the site. There is continuous pedestrian access.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**Parks and Recreation**

No comments.

**Planning and Design**

**Open Space Division**

**City Forester**

**Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)**

**FIRE DEPARTMENT/Planning**

***Comments from Other Agencies***

**BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING**

No adverse comment.

For information purposes only, the property's existing access is a little over a half mile from Edith Blvd and Montaña Rd, a Bernalillo County maintained traffic signal.

***ALBUQUERQUE PUBLIC SCHOOLS***

**1. Project #2021-005994**

No comments.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)***

No adverse comments.

***COUNTY OF BERNALILLO***

***PLANNING AND DEVELOPMENT SERVICES***

***MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)***

No comments.

***BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING***

For information purposes only, the property's existing access is a little over a half mile from Edith Blvd and Montaño Rd, a Bernalillo County maintained traffic signal.

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PETROGLYPH NATIONAL MONUMENT***

***AVIATION DEPARTMENT***

***KIRTLAND AIR FORCE BASE***

No adverse comments.



**Figure 1:** Subject site.

**Figure 2:** Existing light vehicle sales and service center.



**Figure 3:** Neighborhood context – home improvement store



**Figure 4:** Existing light vehicle sales and service center.

**Figure 5:** Subject site.



**Figure 6:** Subject site.

## HISTORY

## ZONING

Please refer to IDO Sub-section 14-16-2-4(B) for the Mixed-Use – Low Intensity Zone District (MX-L)

Please refer to IDO Sub-section 14-16-2-4(C) for the Mixed-Use – Medium Intensity Zone District (MX-M)



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"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: EWRPM, LLC. / Ron Smith		Phone: (512) 795-0682
Address: 5910 Courtyard Drive, Suite 330		Email: ron@rongsmith.com
City: Austin	State: Texas	Zip: 78731-3334
Professional/Agent (if any): James K. Strozier, FAICP, Principal, Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street, NW		Email: cp@consensusplanning.com
City: Albuquerque, NM	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners:	Richardson Alizandra Nicole and Tyler Samuel Trustees Richardson 2012; Richsnyderwade, LLC.; and Penan, LLC.

### BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment from MX-L to MX-M.

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

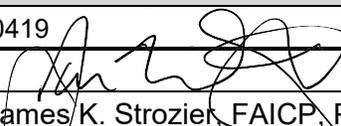
Lot or Tract No.: See attached.	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): F-16-Z	Existing Zoning: MX-L	Proposed Zoning: MX-M
# of Existing Lots: 4	# of Proposed Lots: N/A	Total Area of Site (acres): 6.16 acres total

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: See attached Between: Union Way Drive and: Montano Road

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

SDP - 1000419

Signature:  Date: October 6, 2021  
 Printed Name: James K. Strozier, FAICP, Principal, Consensus Planning, Inc.  Applicant or  Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

**Form Z: Policy Decisions**

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

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

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

- No 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

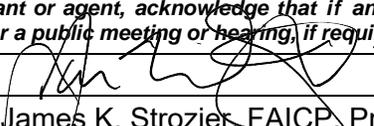
**ZONING MAP AMENDMENT – EPC**

**ZONING MAP AMENDMENT – COUNCIL**

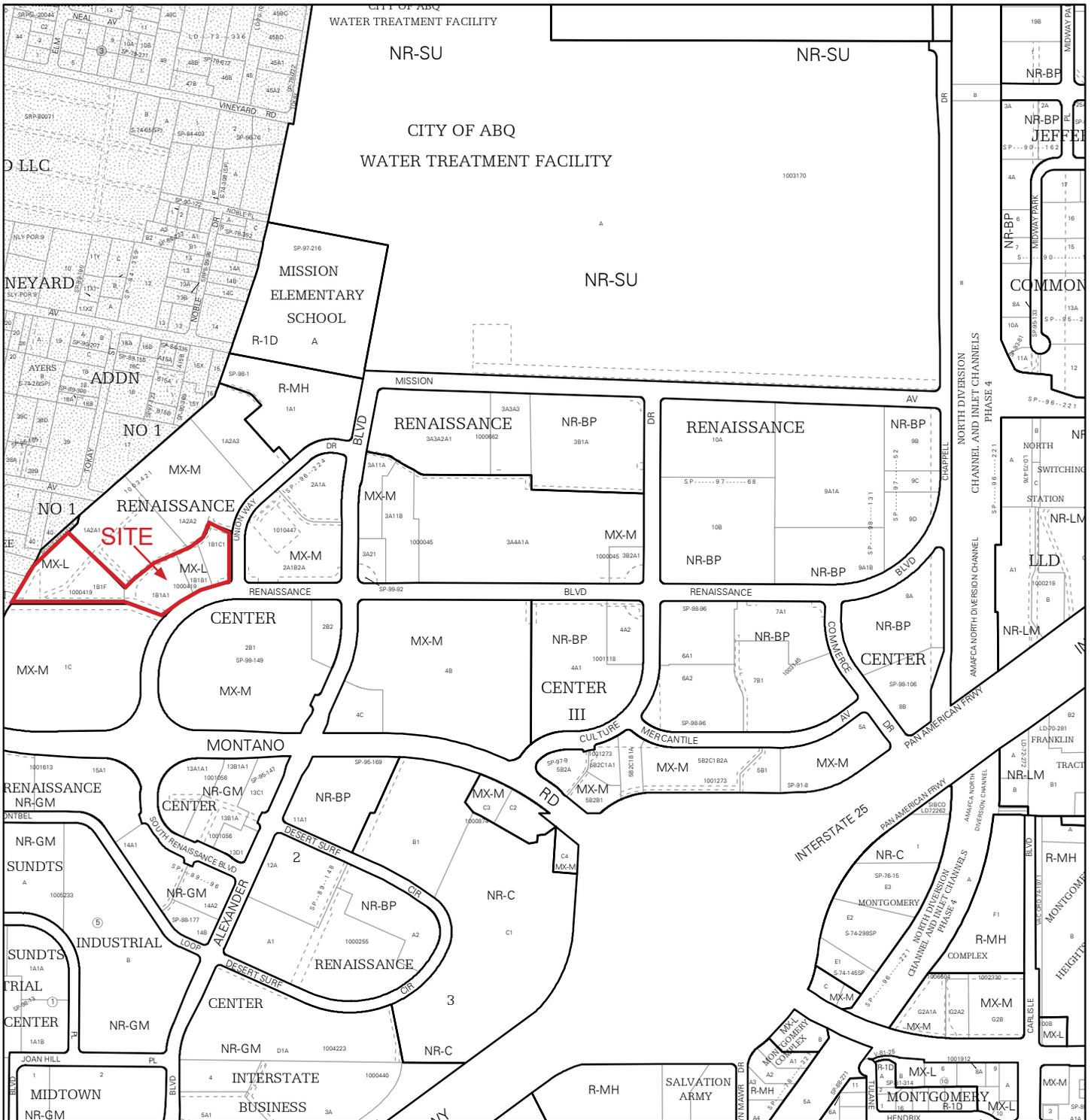
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood 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

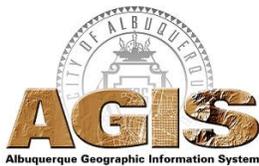
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: October 6, 2021</p>
<p>Printed Name: James K. Strozier, FAICP, Principal, Consensus Planning, Inc.</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: _____</p>	<p>Case Numbers _____</p>
<p>_____</p>	<p>_____</p>
<p>_____</p>	<p>_____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

<b>Site Information Per Lot</b>				
Address	Lot or Tract	Block	Subdivision	UPC
1231 Renaissance Blvd.	1B1F	0000	Renaissance	101606102624620831
1221 Renaissance Blvd.	1B1A1	0000	Renaissance	101606107624420832
1261 Renaissance Blvd.	1B1B1	0000	Renaissance	101606109025020833
1271 Renaissance Blve	1B1C1	0000	Renaissance	101606110025720834

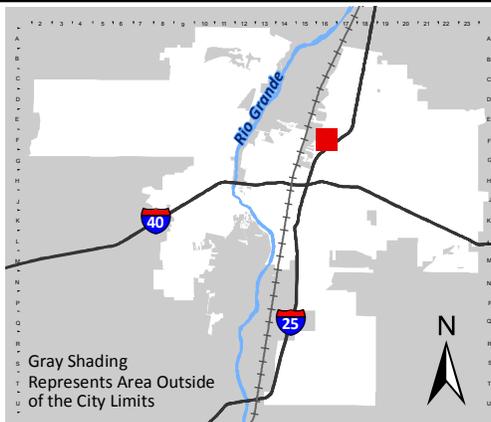


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

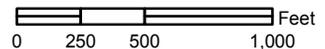


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**F-16-Z**

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



City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Entitlements for 1221 Renaissance Boulevard NE

To Whom it May Concern:

The purpose of this letter is to authorize Consensus Planning to act as agent for a zone map amendment and all related applications for the properties located at 1221 Renaissance Boulevard, NE. RichSnyderWade, LLC is the owner of the property.

Thank you for your consideration.

Sincerely,



Ron G. Smith  
President and Chief Executive Officer  
EWR PM LLC, Management Company  
As Authorized Representative of RichSnyderWade LLC

RichSnyderWade LLC  
PO Box 162367  
Austin, TX 78716

City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

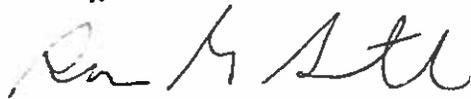
RE: Entitlements for 1221 Renaissance Boulevard NE

To Whom it May Concern:

The purpose of this letter is to authorize Consensus Planning to act as agent for a zone map amendment and all related applications for the properties located at 1221 Renaissance Boulevard, NE. RichSnyderWade, LLC is the owner of the property.

Thank you for your consideration.

Sincerely,

  
RICH SNYDERWADE, LLC

City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Entitlements for 1231 Renaissance Boulevard NE

To Whom it May Concern:

The purpose of this letter is to authorize Consensus Planning to act as agent for a zone map amendment and all related applications for the properties located at 1231 Renaissance Boulevard, NE. Richardson Alixandra Nicole and Tyler Samuel Trustees Richardson 2012 etal. is the owner of the property.

Thank you for your consideration.

Sincerely,

*Barbara A. Richardson, trustee*

City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Entitlements for 1261 & 1271 Renaissance Boulevard NE

To Whom it May Concern:

The purpose of this letter is to authorize Consensus Planning to act as agent for a zone map amendment and all related applications for the properties located at 1261 and 1271 Renaissance Boulevard, NE. EWRPM, LLC is the contract purchaser of the property.

Thank you for your consideration.

Sincerely,



Ron G. Smith  
President and Chief Executive Officer  
EWR PM LLC  
PO Box 162367  
Austin, TX 78716

City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Entitlements for 1261 & 1271 Renaissance Boulevard NE

To Whom it May Concern:

The purpose of this letter is to authorize Consensus Planning to act as agent for a zone map amendment and all related applications for the properties located at 1261 and 1271 Renaissance Boulevard, NE. PENAN, LLC is the owner of the property.

Thank you for your consideration.

Sincerely,

Authentisign  
**Penan LLC**  
10/26/2021 12:45:27 PM MDT  
Matt Coyte  
Penan, LLC

10/26/2021



NEW MEXICO ASSOCIATION OF REALTORS®
GENERAL AMENDMENT No. 1 - 2020

This Amendment is part of the Purchase Agreement (the "Agreement")
dated August 11 2021, between EWRPM, LLC
and Penan, LLC
relating to the following Property:

Address City State Zip Code
Tracts 1B-1-B-1 & 1B-1-C-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1,
Legal Description

or see metes and bounds description attached as Exhibit County, New Mexico. The Agreement is

changed as follows:

- 1) Due diligence period to be extended to 12/15/21 because of Zone change needed for properties to conform to Albuquerque IDO.
2) Sellers signature below gives permission to Buyer to pay for and make application for the required Zone change with the City of Albuquerque.

All other terms to apply.

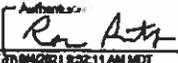
This form and all New Mexico Association of REALTORS® (NMAR) forms are for the sole use of NMAR members and those New Mexico Real Estate Licensees to who NMAR has granted prior written authorization. Distribution of NMAR Forms to non-NMAR members or unauthorized Real Estate Licensees is strictly prohibited. NMAR makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form the parties agree to the limitations set forth in this paragraph. The parties hereby release NMAR, the Real Estate Brokers, their Agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity, or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR® REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the National Association of REALTORS® and who subscribe to the Association's strict Code of Ethics

Initials [RM] [PLC]

**NEW MEXICO ASSOCIATION OF REALTORS®  
GENERAL AMENDMENT No. 1 - 2020**

If there is any conflict between the provisions of the Agreement and this Amendment, the provisions of this Amendment will control. The remaining provisions of the Agreement will remain in effect.

**BUYER/TENANT/BROKER SIGNATURE**

	09/04/2021	9:52 AM
<small>Signature</small>	<small>Date</small>	<small>Time</small>

<small>Signature</small>	<small>Date</small>	<small>Time</small>
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**SELLER/LANDLORD/OWNER SIGNATURE**

	09/07/2021	5:01 PM
<small>Signature</small>	<small>Date</small>	<small>Time</small>

<small>Signature</small>	<small>Date</small>	<small>Time</small>
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# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** EWR PM, LLC. Renaissance Lots - Zone map amendment.

Building Permit #: N/A Hydrology File #: N/A

Zone Atlas Page: F-16-Z DRB#: N/A EPC#: N/A Work Order#: N/A

Legal Description: \* See below for legal descriptions.

Development Street Address: Four lots: 1271, 1261, 1221, 1231 Renaissance Blvd. NE

**Applicant:** Agent: Consensus Planning, Inc. / Applicant: EWR PM, LLC. Contact: Charlene Johnson, Planner

Address: 302 Eighth Street NW

Phone#: 505-764-9801 Fax#: \_\_\_\_\_

E-mail: johnson@consensusplanning.com

### Development Information

Build out/Implementation Year: TBA Current/Proposed Zoning: MX-L / MX-M

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

Change of Zoning: (✓)

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

Describe development and Uses:

Auto-sales and repair

Days and Hours of Operation (if known): N/A

### 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):\* N/A

Expected Number of Employees (if known):\* N/A

Expected Number of Delivery Trucks/Buses per Day (if known):\* N/A

Trip Generations during PM/AM Peak Hour (if known):\* N/A

Driveway(s) Located on: Street Name Renaissance Blvd. NE

Adjacent Roadway(s) Posted Speed: 

Street Name	Renaissance Blvd. NE	Posted Speed	35 mph
Street Name	Montano Rd. NE	Posted Speed	45 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: Montano Rd. NE, Major Transit Corridor  
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: Montano: 31,308 Daily Volume Volume-to-Capacity Ratio (v/c): .25 - .5 AM & PM  
(if applicable)

Adjacent Transit Service(s): Bus Route 157 Nearest Transit Stop(s): 464 ft to the south

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike Route Renaissance Blvd., Proposed bike lane Montano Rd.  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: None

**Relevant Web-sites for Filling out Roadway Information:**

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](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: No TIS required for a zone change request, A TIS maybe required when the property is developed depending on traffic volume.

*M. P. ... P.E.*

9/29/2021

TRAFFIC ENGINEER

DATE

**Submittal**

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

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto: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.

\* Legal Descriptions:

- 1271 Renaissance Blvd. NE - Tract 1B-1-C-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing .9618 acres
- 1261 Renaissance Blvd. NE - Tract 1B-1-B-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing .6173 acres
- 1221 Renaissance Blvd. NE - Tract 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing 1.6052 acres
- 1231 Renaissance Blvd. NE - Tract 1B-1-F Plat of Tracts 1B-1-A, 1B-1-B, 1B-1-C, 1B-1-D, 1B-1-E, 1B-1-F Renaissance Center containing 2.9959 acres

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

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

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

<i>Official Use only</i>		
PA#: 21-202	Received By: Diego Ewell	Date: 9/15/2021
<b>APPOINTMENT DATE &amp; TIME:</b> N/A		

Applicant Name: Charlene Johnson Phone#: 505 764.9801 Email: Johnson@consensusplanning.com

### PROJECT INFORMATION:

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

Size of Site: 6.16 acres Existing Zoning: MX-L Proposed Zoning: MX-M

Previous case number(s) for this site: 1000419, 1010370

Applicable Overlays or Mapped Areas: None

Residential – Type and No. of Units: N/A

Non-residential – Estimated building square footage: N/A No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: N/A

### LOCATION OF REQUEST:

Physical Address: 1271, 1261, 1221, 1231 Renaissance | Zone Atlas Page (Please identify subject site on the map and attach) F-16

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

Zone map amendment from MX-L to MX-M.

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

Does the site plan for subdivision (1000419) still apply to one or more of these sites?

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

PA# 21-202 Date: 10/12/21 Time: N/A (sent via email)

Address: 1271, 1261, 1221, 1231 Renaissance Blvd. NE

### **NOTES:**

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.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.

### **File Submittal**

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

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-202 Date: 10/12/21 Time: N/A (sent via email)

Address: 1271, 1261, 1221, 1231 Renaissance Blvd. NE

## Zoning Comments

### PRT 21-202

### PROPERTY INFORMATION

- Address: 1271,1261, 1221, 1231 Renaissance Blvd. NE
- Lot: 1B1F Block: 0000
- Subdivision: Paradise Renaissance Center
- Type: Change
- Calculated GIS Acres: 6.16 acres (combined)
- IDO Zoning: **MX-L**
- Old Zoning Designation: SU-1
- Old Zoning Description: R-3 & C-1 Incl 3 AC of employee parking for adjacent auto sales parcel
- Old Zoning Category: Residential

### CASE HISTORY

- 1000419

### ALLOWABLE USE(S)

- N/A

### USE SPECIFIC STANDARDS

- N/A

### DEFINITIONS

- N/A

### DEVELOPMENT STANDARDS

- N/A

### APPLICANT'S QUESTIONS

- Site Development Plan for subdivision has expired.

### PROCESS

6-7(G) Zoning Map Amendment

*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.*

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-202 Date: 10/12/21 Time: N/A (sent via email)

Address: 1271, 1261, 1221, 1231 Renaissance Blvd. NE

## Transportation Development Comments

### PRT 21-202 (1271,1261,1221,1231 Renaissance, Case#: 1000419 & 1010370.)

## Information for Site Development – Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991) for amendment/replat/site plan.

### General comments below (If applicable):

#### Curb Cuts

- Follow DPM guidelines for 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.
- 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.
- 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

- 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

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

PA# 21-202 Date: 10/12/21 Time: N/A (sent via email)

Address: 1271, 1261, 1221, 1231 Renaissance Blvd. NE

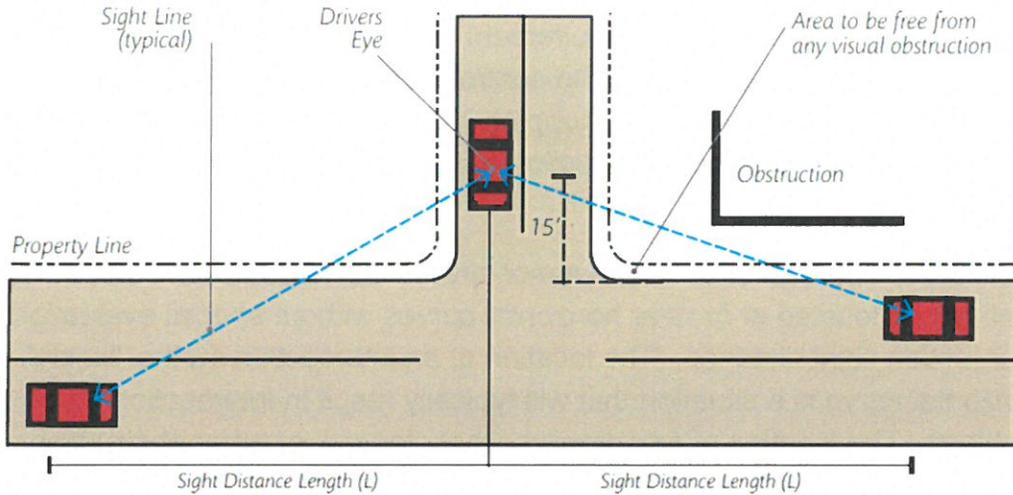
determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

### Platting and Public Infrastructure Requirements for Roadways

- 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.
- 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.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- 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.
- 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 Diego Ewell at [dewell@cabq.gov](mailto:dewell@cabq.gov)*

**Figure 3.9.5-2 Intersection Sight Distance**



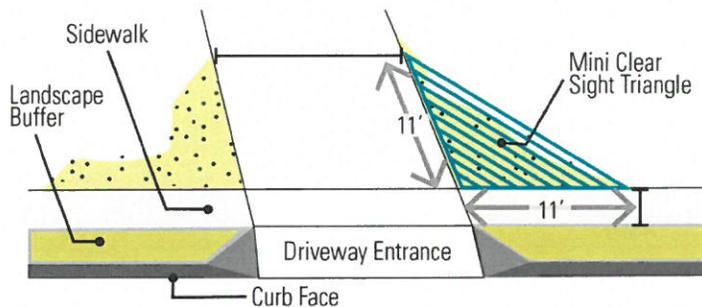
**Table 3.9.5-2 Minimum Intersection Sight Distance**

Speed Limit (mph)	Minimum Intersection Sight Distance (ft)					
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' Median		4 Lane Undivided	
	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn
20	230	200	240	200	250	200
25	280	240	300	240	320	240
30	340	290	360	290	380	290
35	390	340	420	340	440	340
40	450	390	480	390	500	390
45	500	430	530	430	570	430
50	560	480	590	480	630	480

#### 3.9.5.4 Mini Clear Sight Triangle

Driveways need to maintain the mini sight triangle as shown in Figure 3.9.5-3. This triangle starts at the sidewalk and measures 11 feet on a side.

**Figure 3.9.5-3 Mini Clear Sight Triangle**



#### 3.9.5.5 Visibility for Site Entrances and Driveways

Site entrances and driveways shall be designed to preserve the clear sight triangle free of visual obstruction as described in section 3.9.5.3 and 3.9.5.4 above.

#### 3.9.5.6 Sight Distance Note

The following note is required in all site plans: Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

#### 3.9.5.7 Objects Permitted in the Clear Sight Triangle

Objects, that may be located in the sight triangle, include, but are not limited to, hydrants, utility poles, utility junction boxes, and traffic control devices provided these objects are located to minimize visual obstruction. Objects under eight inches (8") wide may be allowed.



October 27, 2021

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

RE: Zoning Map Amendment, Lots in Renaissance

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Chairman,

302 Eighth St. NW  
Albuquerque, NM 87102

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

On behalf of EWR PM, LLC., Consensus Planning submits this request for approval of a Zoning Map Amendment – EPC based on the criteria specified in the Integrated Development Ordinance (IDO) *Section 14-16-6-7(F)(3)*. The Applicant is requesting a change of zoning from Mixed-use Low Intensity (MX-L) to Mixed-use Moderate Intensity (MX-M) to allow for expansion of the Power Ford light vehicle sales and services. The property is comprised of four lots totaling 6.16 acres. The addresses and legal descriptions are as follows:

- 1271 Renaissance Blvd. NE - *Tract 1B-1-C-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing .9618 acres*
- 1261 Renaissance Blvd. NE - *Tract 1B-1-B-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing .6173 acres*
- 1221 Renaissance Blvd. NE - *Tract 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing 1.6052 acres*
- 1231 Renaissance Blvd. NE - *Tract 1B-1-F Plat of Tracts 1B-1-A, 1B-1-B, 1B-1-C, 1B-1-D, 1B-1-E, 1B-1-F Renaissance Center containing 2.9959 acres*



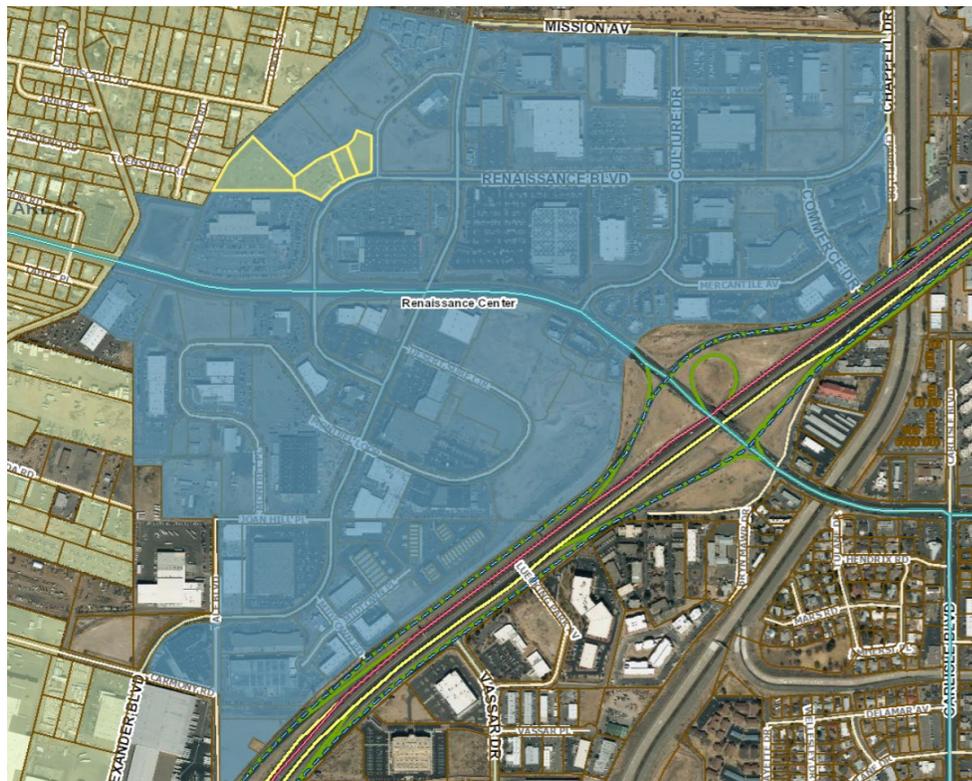
PRINCIPALS

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

## LAND USE CONTEXT

The subject properties in total are approximately 6.16 acres in size. Lot C-1 is being used as light vehicle sales and Lot F as an employee parking lot, both related to the Power Ford dealership to the south. These uses were permitted under an SU-1 prior to the IDO conversion (see Case History below) and are considered legal non-conforming uses.

The properties are in the North I-25 Community Planning Area and are designated as an Area of Change in the ABC Comprehensive Plan. Montañó Road, a Major Transit Corridor, is located less than a half-mile to the south. The subject properties are part of the Renaissance Employment Center, characterized by large commercial retail and services, warehousing and distribution, and multi-family uses.



*Renaissance Employment Center.*

North of the subject properties is a bank, vacant lots, and apartments. Located to the southeast are Home Depot home improvement store and Power Ford light vehicle sales directly south. To the west of tracts A-1, B-1, and C-1 are two vacant properties consisting of 4.1 and 3.4 acres zoned MX-M. To the west of tract F west are low-density mobile homes in Unincorporated Bernalillo County. Tract F contains an existing employee parking lot separated from the residential development by a vacant area containing a service road and a slope that provides additional separation.



Land Use Context (area of zone change bounded in yellow).

As previously mentioned, the current zoning of the subject properties is Mixed-use Low Intensity (MX-L). The sites are surrounded by Mixed-use Moderate Intensity (MX-M) zoning on all commercial properties. Multi-family apartments to the northeast and drainage facilities to the south are zoned Residential Multi-family Housing (R-MH). Unincorporated Bernalillo County land to the west is zoned Mobile Home/Single-family (M-H).



Existing Zoning (area of zone change bounded in yellow).



Surrounding Zoning & Land Use		
NORTH	MX-M	Bank
EAST	MX-M	Commercial retail, vacant
SOUTH	MX-M	Light vehicle sales and service
WEST	MX-M (City), M-H (Bernalillo County)	Vacant, Mobile Home/Single-family

**Case History**

On January 17, 2002, the EPC approved a Zoning Map Amendment and a Site Plan for Subdivision for Tracts 1B-1-A-1, 1B-1-B-1, and 1B-1-C-1 (PR# 1000419). The approved Zoning Map Amendment changed the zoning from SU-1 for C-2 and R-3 uses to SU-1 for Auto Sales and C-1 and allowed an employee parking lot for the adjacent auto sales parcel on 1B-1-F.

The Site Plan for Subdivision was delegated to the Development Review Board and was signed and approved in 2002. Ultimately, the site plan was not developed. Under *IDO Table 6-4-3: Permit and Approval Expirations*, the Site Plan for Subdivision expired seven years after approval in 2009.

**Summary of Request**

The Applicant is requesting a Zoning Map Amendment – EPC from MX-L to MX-M for the subject properties. The requested MX-M zone will allow the development of these underutilized lots with commercial uses and bring the properties in line with the surrounding zoning. The Applicant intends to develop the properties as an expansion of the Power Ford vehicle sales and service.

As shown in this justification letter, the Applicant believes that the existing MX-L zone is not appropriate and that the MX-M zone is more advantageous to the area and the wider Albuquerque community. This request is supported by Comprehensive Plan goals and policies, is justified, and meets the requirements for a Zoning Map Amendment – EPC per *IDO Section 14-16-6-7(G)* as described below.

**ZONING MAP AMENDMENT JUSTIFICATION**

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

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

**Applicant Response:** The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the applicable Comprehensive Plan goals and policies, as follows:



## Comprehensive Plan Policies

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

**Applicant Response:** The request furthers this goal and its policies and sub-policies because it will allow for new growth and development of an underutilized site connected by a multi-modal network of corridors. The subject properties are adjacent to Montaña Road, a Major Transit Corridor, and within the Renaissance Employment Center. Primary access to the subject properties is through Renaissance Boulevard, which contains several pedestrian connections. The Renaissance Bike Route connects to the Montaña Bike Lane that runs from Renaissance Boulevard west.

The Renaissance Employment Center is a moderate intensity commercial center. The redevelopment of the subject properties will further the goals of Employment Centers by creating more pedestrian connections with sidewalk and landscaping improvements along Renaissance, creating a more walkable environment for transit riders and pedestrians.

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

**Applicant Response:** The redevelopment of the subject properties furthers this sub-policy by encouraging an increase in employment density, redevelopment of existing underutilized properties, and infill of vacant property in an Employment Center and near a Major Transit Corridor. The Renaissance Employment Area contains several commercial retail and commercial services that provide employment opportunities to the community. The zone change will support an existing local business with 150 employees and allow for future expansion, adding approximately 90-120 jobs to an area that already contains a high-level employment density with other large commercial retail, services, offices, and manufacturing businesses.

Lots B-1 and C-1 are underutilized, and the redevelopment of these lots with MX-M permissive uses will complement the surrounding properties, which contain MX-M permissive uses such as large commercial retail, warehousing, and multi-family residential. The development of this property with light vehicle sales and service uses will spur additional development on adjacent large vacant parcels, adding opportunities for new businesses within a designated employment center.

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

**Applicant Response:** The request furthers this policy because changing the zoning from MX-L to MX-M will allow uses that will provide employment opportunities via

the expansion of an existing business. In addition, the moderate-intensity uses made possible with a change of zoning to MX-M will foster synergy among the surrounding businesses by providing commercial uses compatible with those surrounding the subject properties and which are not permissible in the MX-L zone. These uses may include light vehicle sales and rental, light vehicle fueling station, catering service, general retail-medium, and personal and business services-large.

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

**Applicant Response:** The zone change request furthers Policy 5.2.1 because the subject properties are conveniently accessible from the surrounding neighborhoods. As shown below, the Renaissance Center is surrounded by neighborhoods on the north, southeast, east, and west. The subject properties are accessible to the neighborhoods through a strong transportation network that includes adjacency to Interstate-25, arterial streets (Montano Road/Montgomery Boulevard), collector streets (Renaissance Boulevard, Alexander Boulevard), and local urban streets (Union Way Road).



Transportation network and neighborhoods surrounding the subject properties.

**Sub-Policy g):** *Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:*

ii. *In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit.*

**Applicant Response:** This request for a zone change furthers this Sub-Policy by allowing for more and higher intensity commercial development, light vehicle sales and services, in an existing commercial area that is primarily MX-M zoning, a designated Employment Center, and near a designated transit corridor. The

Renaissance Employment Center is an area-wide shopping center with a mix of commercial uses. The subject properties are located near the intersection of Montañero Road, an Urban Principal Arterial and Renaissance Boulevard, an Urban Major Collector, and from I-25 via Montgomery Boulevard. The sites are accessible via transit from ABQ Ride Route 157 on Montañero Road, with a peak frequency of 25 minutes Monday through Saturday. The westbound Route 157 stop is approximately .17 miles from the subject properties and the eastbound stop is approximately .20 miles on the south side of Montañero Road. Both future stops are within walking distance of the subject properties.

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

**Applicant Response:** The approval of the zone change from MX-L to MX-M will further this Sub-policy by allowing redevelopment of these infill properties with complimentary use of light vehicle sales and other automobile-oriented uses. The surrounding area contains moderately intensive commercial uses zoned MX-M. The MX-L zone is an outlier within the Employment Center. It does not allow permissive moderate-intensity uses that would be appropriate in the area, such as light vehicle sales. A zone change to MX-M will allow for development similar in scale to the surrounding large commercial development, including the "Big-box" stores, multi-tenant developments, and the existing Power Ford dealership.

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

**Applicant Response:** The requested zone change will further this goal by promoting development on infill sites in an already highly developed area. The development will support the efficient use of land by allowing the expansion of an existing business with vehicle sales and services expanding those on the adjacent parcel to the south. Streets, utilities, water, and sewer are currently installed and will be utilized with the future development of these parcels made possible by a zone change to MX-M. The expansion of the business will support the public good by providing employment opportunities and commercial services via the expansion of an existing business.

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

**Applicant Response:** The requested zone change furthers this policy by providing the appropriate zoning to develop these infill sites. As an infill location in a developed area, existing infrastructure is available to support new development. Public facilities currently in the area include two City of Albuquerque drainage facilities (and associated storm drains) located to the southwest of the subject properties, streets, water and sewer.



**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.*

**Applicant Response:** The requested Zoning Map Amendment will further policies pertaining to Areas of Change. By approving the zone change to MX-M the EPC will be consistent with the Comprehensive Policies by directing intensive development allowed in the MX-M zone where it is most advantageous to the community, near a Major Transit Corridor and in an existing Employment Center.

**Sub-policy b)** *Encourage development that expands employment opportunities.*

**Applicant Response:** The requested zone change furthers this Sub-policy by allowing for uses that will expand employment opportunities in an Employment Center. The Applicant plans to develop the sites with vehicle related uses, sales, and service to support expanding an existing business, providing employment and jobs in various fields, including mechanics, administration, and management.

Based on the responses to these goals and policies, the request of a zone change from MX-L to MX-M satisfies the requirements of Criterion A by directing more intensive uses in an Area of Change, the Renaissance Employment Center, and along a Montaña Road a Major Transit Corridor.

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

- 1. There was typographical or clerical error when the existing zone district was applied to the property.*
- 2. There has been a significant change in neighborhood or community conditions affecting the site 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 properties are located wholly in an Area of Change, so this criterion does not apply.

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

- 1. There was typographical or clerical error when the existing zone district was applied to the property.*



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

**Applicant Response:** The current MX-L zone is inappropriate because it is essentially a "spot zone" surrounded by MX-M zoning. The zone change to MX-M will match the existing surrounding zoning. The uses permitted in the MX-M zone are consistent with the ABC Comprehensive Plan, as shown in the previous section.

The proposed zone change to MX-M meets criterion #3 by being more advantageous to the community as articulated by the ABC Comp Plan (*described in detail earlier in this justification letter*). The zone change will provide more appropriate moderately intense uses on the properties than those allowed in the MX-L zone. Development of the subject properties will also provide additional employment and commercial density in an area of concentrated employment options and furthers numerous other goals and policies of the Comprehensive Plan.

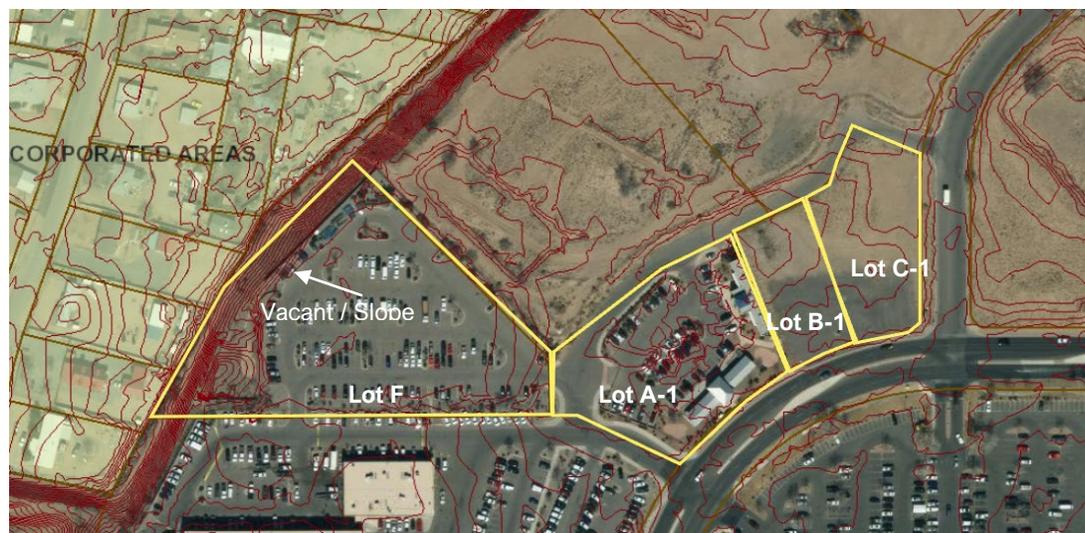
**6-7(G)(3)(d):** *The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-0 associated with that use will adequately mitigate those harmful impacts.*

**Applicant Response:** None of the permissive uses in the MX-M zone will be harmful to the adjacent property, neighborhood, or community. A comparison of the two zones is provided in the following table. The proposed MX-M zone permissively allows (P) for several uses already in the area, such as Personal and business services, large, General retail, medium, and light vehicle sales and rental. Permissive uses with higher impacts are allowed as a primary use conditionally (C) such as warehousing, outdoor storage, wholesaling and distribution, drive-in theater, campground or recreation vehicle park, and building and home improvement materials store. These uses require conditional use approval from the Zoning Hearing Examiner, which must establish no adverse impact on the surrounding properties prior to development.

<b>IDO Zoning Comparison: MX-L vs. MX-M</b>		
<b>Use</b>	<b>MX-L</b>	<b>MX-M</b>
Hospital	-	P
Nursery	-	A
Catering Service	-	P
Nightclub	-	P
Campground or recreational vehicle park	-	C
Light vehicle fueling station	C	P
Light vehicle sales and rental	C	P
Blood services facility	-	C
Mortuary	C	P

Personal and business services, large	-	P
Drive-in Theater	-	C
Building and home improvement materials store	-	C
General retail, medium	-	P
General retail, large	-	C
Liquor retail	A	C
Nicotine retail	A	C
Pawn shop	C	P
Helipad	-	CA
Park-and-ride lot	C	P
Transit facility	C	P
Outdoor storage	CA	C
Warehousing	-	C
Wholesaling and distribution center	-	C

Permissive land uses that may be harmful to the area include hospital and nightclub. These uses would not be harmful to surrounding commercial uses as they are of similar intensity of uses. Residential properties to the west are separated by approximately 500 feet from lots C-1, B-1, A-1 by two large vacant lots, which protects the residential properties from more intense uses. An area of vacant land that contains a service road separates the residential properties from lot F. There is also a slope that offers further protection from non-residential uses on the subject properties (see exhibit below).



Slope and vacant area between Lot F and residential to the west.

In addition to the separations inherent to the characteristics of the property, IDO Use Specific Standards will ensure that development on the site will incorporate design elements that will lessen potential impacts on surrounding properties. They include the following:



*4-3(D)(4) Hospital use in the MX-M zone district is limited to no more than 20 overnight beds and, if located within 330 feet of the residential zone district, shall require a Conditional Use Approval.*

*4-3(D)(8) Bar, Nightclub, Restaurant, and Tap Room or Tasting Room requires that these uses comply with alcohol sales, stormwater requirements, and solid waste collection standards.*

Neighborhood association representatives and adjacent property owners were notified of this zone change request to discuss potential impacts. Per *IDO Table 6-1-1* and *Section 6-4(C)* representatives of the North Valley Coalition, District 4 Coalition of Neighborhood Associations, and the North Edith Commercial Corridor Association were emailed a request for a public meeting on September 16, 2021. Public notice emails were sent to neighborhood representatives and certified letters sent to property owners within 100 feet of the subject properties on October 6, 2021. Proof of delivery and mailings are included in the application. Consensus Planning was not contacted by the neighborhood associations for a meeting or received inquiries about the zone change request.

*6-7(G)(3)(e): The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet any of the following 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 (IIA).*
- 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.*

**Applicant Response:** This request meets Criterion #1. There are existing infrastructure improvements in the vicinity that have been installed by the City or other developers that will be available to serve the development made possible by this zone change. They include streets, sidewalks, utilities, stormwater, water, and sewer. The development of these properties will allow the Applicant to provide improvements along the public right of way, including installing sidewalks along Renaissance Boulevard and Union Way Drive that will connect to existing sidewalks.

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



**Applicant Response:** The properties are not located on any major streets, and this justification is not entirely based upon such circumstances, but rather, it is based on its location within a designated Employment Center.

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

**Applicant Response:** The cost of land or other economic considerations are not the determining factor for this zone change request. The requested zone change is justified because the MX-M zone is more appropriate for these lots. It will allow for uses similar to the surrounding area, which contains many permissive uses in the MX-M zone. The subject properties are in a location where the permissive uses will be advantageous to the greater community and fulfill the City's goals of developing infill properties, locating commercial and employment-generating development along Corridors and with an existing Employment Center.

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

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

**Applicant Response:** The area of the requested zone change matches the existing zoning in the Renaissance Employment Center. The existing MX-L zone on a strip of land along a street is essentially a "spot zone" and does not complement the surrounding zoning. A change of zone to MX-M will standardize the zoning in the area. It will facilitate appropriate development in this highly commercial area and allow for the expansion of an existing business.

On behalf of EWR PM, LLC., we respectfully request that the Environmental Planning Commission approve this Zoning Map Amendment request based on the information provided. Thank you for your consideration.

Sincerely,

Jim Strozier, FAICP  
Principal

STAFF INFORMATION

October 18, 2021

TO: James Strozier, FAICP  
Principal  
Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ SB  
Current Planner  
City of Albuquerque Planning Department

RE: PROJECT #2021-006084/RZ-2021-00042  
Zone Map Amendment from MX-L to MX-M

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I have completed the initial review of the application, including the justification letter for the proposed Zone Map Amendment (zone change) for 1221, 1231, 1261 and 1271 Renaissance Boulevard NE, between Union Way Drive and Montano Road. The zone change is from MX-L to MX-M to allow for expansion of the Power Ford light vehicle sales and service center.

Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. After review of the application material including the justification letter, the following comments are provided and changes or additions requested.

Please submit a revised zoning change justification letter pursuant to the zone change criteria (one copy) by Wednesday, October 27, 2021. If you have difficulty with this deadline, please let me know.

1. Introduction

A. This is what I have for the legal description:

Tracts 1-B-1-C-1, 1B-1-B-1 and 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1 and Tract 1B-1-F Plat of Tracts 1B-1-A, 1B-1-B, 1B-1-C, 1-B-1D, 1B-1-E, and 1B-1-F, Renaissance Center, located at 1221, 1231, 1261 & 1271 Renaissance Boulevard NE, between Union Way Drive and Montano Road.

I have the acreage at 6.1802 that I have rounded up to 6.2-acres.

2. Topics & Questions

A. Letters of authorization: For 1221 Renaissance Blvd NE I have an authorization letter signed but am unable to determine who signed it on behalf of the LLC. For

1231 Renaissance Blvd NE – I have an authorization letter signed by Barbara L. Richardson, trustee.

A New Mexico Association of Realtors Agreement was submitted as part of the application in order to extend the due diligence period to 12/15/21. The agreement is signed by both EWRPM LLC and Penan LLC. I will need authorization letters from both EWRPM LLC and Penan LLC addressed to Chairman MacEachen authorizing Consensus Planning to act on their behalf.

3. 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 is scheduled for Thursday, November 18, 2021. Final Staff Reports will be available on Thursday, November 11, 2021. November 11, 2021 is Veterans Day so more than likely the reports will be posted the day before.

- C. Note that, if a zone change request is denied, you cannot reapply again for one year.

- D. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

- E. I emailed you the PRT notes on October 14, 2021 that were not available at the time of the application submittal. Has anyone else in the Planning Department sent you the PRT notes?

4. Notification & Neighborhood Issues

*Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 396). The required notification consists of: 1) 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 pre-submittal neighborhood meeting notification required pursuant to 14-16-6-4(C) appears to be correct and complete.

- B. It is not listed in your justification letter, but was a pre-application meeting requested?

- C. Have any neighborhood representatives or members of the public contacted you with comments since your October 7, 2021 justification letter?

5. Posted Sign

- A. The posted sign requirements for the zone change are explained in Section 6-4(K)(4), Posted Sign, (IDO, pg. 399). The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application at a point clearly visible from the street. Please make sure that the signs are posted for at least 15 calendar days before the public meeting or hearing, and for the appeal period of 15 calendar days following any decision. Please make sure that you email me photographs of the posted sign in case they should disappear prior to the hearing.

6. Zone Map Amendment (Zone Change) – Justification and Policy Analysis

Please see the notes listed below for your consideration in revising the justification letter.

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

Your response needs to be completely redone. The request is for a zone map amendment, not a site plan. Your response should indicate how the uses under MX-M will help grow as a community of strong Centers... You list that, “the redevelopment of the subject property will further the goals of Employment Centers by creating more pedestrian connections with sidewalk and landscaping improvements along Renaissance, creating a more walkable environment for transit riders and pedestrians”. A site plan is not required to be submitted for a zone map amendment therefore how will we know that more pedestrian connections will be created? There should be no mention of landscaping improvements as there is no landscape plan to review.

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

Your response needs to be completely redone. Your response is about additional development and activity to occur in a convenient location in a designated Employment Corridor. What additional development are you referring to? Your response has not addressed how the zone map amendment and the uses allowable under MX-M will help capture regional growth. At this time, this policy is not applicable to the request.

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

Your response needs to be completely redone. How will the zone map amendment encourage employment density? If the request is to expand the subject sites, then the uses allowable under MX-M should encourage employment density of the subject sites. Your response references how other areas within the Renaissance Employment Area contain areas that offer employment opportunities to the community, but they could continue to do this without approving a zone map amendment. Please address how the ZMA will encourage compact development. How will the redevelopment of these lots with MX-M uses complement the surrounding uses?

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

How will the request help foster synergy among businesses? Just listing “foster synergy among businesses” in your response is not applicable to the request. Your response needs to be redone and expanded in order to address this policy and list uses allowed under MX-M that would help prioritize employment opportunities.

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

What is so distinct about this area? Your response should list the uses in the area, not the names of businesses. What appropriate commercial uses are you referring to?

Subpolicy g: Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

ii. In larger area-wide shopping centers located near intersections and arterials streets and provided with access via transit.

Please replace “b” with “ii” which references the appropriate subpolicy. Please list in your response what commercial development you are referring to.

Subpolicy h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Again, what complementary uses are you referring to?

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

How will the request support the public good? Again, the request is for a zone map amendment, not a site plan. The key is to address development patterns that maximize the utility of existing infrastructure, not proposed infrastructure improvements. Redo this response.

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

Again, it is about the uses in MX-M. What appropriate zoning are you referring to? Similar to Goal 5.3 – this policy is about existing infrastructure and public facilities, not the installation of sidewalks and other infrastructure improvements. Redo this response.

Policy 5.6.2 – Areas of Change.

Response is adequate.

Subpolicy b. Encourage development that expands employment opportunities.

Response is adequate.

Criterion B. The response is appropriate to the request.

Criterion C. The response is appropriate to the request.

Criterion D. Redo. Your response does not address how more intense uses such as hospitals, nightclubs, etc. would not be harmful to the area. Pages 3 and 4 of your justification letter lists that there are mobile homes and single-family homes to the west of the subject sites. How will these uses not be harmful to these areas?

Criterion E. Please redo your response to this Criterion. Only Criterion #1 is applicable to the request. Criteria #3 is not applicable to the request as at this time the request is only for a zone map amendment, not a site plan review.

Criterion F. The response is appropriate to the request but list what streets you are referring to. For example, the subject site is on Renaissance Boulevard, an Urban Major Collector and between \_\_\_\_ and \_\_\_\_, both \_\_\_\_\_ streets.

Criterion G. The response is appropriate to the request.

Criterion H. The response is appropriate to the request.

Thank you.

NOTIFICATION

## Charlene Johnson

---

**From:** Charlene Johnson  
**Sent:** Thursday, September 16, 2021 5:47 PM  
**To:** 'newmexmba@aol.com'; 'peggynorton@yahoo.com'; 'dlreganabq@gmail.com'; 'mgriffee@noreste.org'; 'christinebnvdz@aol.com'; 'grumpyeh46@comcast.net'  
**Cc:** Jim Strozier (cp@consensusplanning.com)  
**Subject:** Neighborhood Meeting Request - Zone Map Amendment for Lots in Renaissance  
**Attachments:** Public Meeting Request Information-Lots in Renaissance.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	'newmexmba@aol.com'	
	'peggynorton@yahoo.com'	
	'dlreganabq@gmail.com'	
	'mgriffee@noreste.org'	
	'christinebnvdz@aol.com'	
	'grumpyeh46@comcast.net'	
	Jim Strozier (cp@consensusplanning.com)	Delivered: 9/16/2021 5:47 PM

Dear neighbors,

This email is intended to provide notification that Consensus Planning is preparing an application for a Zone Map Amendment to the City of Albuquerque Environmental Planning Commission (EPC). The request is for four lots in the Renaissance Center. The following are the addresses and legal descriptions for each property.

- 1271 Renaissance Blvd. NE - *Tract 1B-1-C-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing .9618 acres*
- 1261 Renaissance Blvd. NE - *Tract 1B-1-B-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing .6173 acres*
- 1221 Renaissance Blvd. NE - *Tract 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing 1.6052 acres*
- 1231 Renaissance Blvd. NE - *Tract 1B-1-F Plat of Tracts 1B-1-A, 1B-1-B, 1B-1-C, 1B-1-D, 1B-1-E, 1B-1-F Renaissance Center containing 2.9959 acres*

The Applicant is requesting a change to the zoning of the four lots from MX-L to MX-M, which is consistent with the surrounding area.

As part of the IDO requirements, we are providing you an opportunity to discuss this request prior to making an application. Should you desire to request a meeting regarding this request or if you have any questions, please do not hesitate to contact me or Jim Strozier at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or by phone at (505) 764-9801 by October 1, 2021.

Attachment: Neighborhood Notification, Public Meeting Request Packet.

Sincerely,

**Charlene Johnson, Planner**  
**Consensus Planning, Inc.**  
302 Eighth Street NW  
Albuquerque, NM 87102  
505 764.9801  
johnson@consensusplanning.com

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

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Subject: Neighborhood Meeting Request - Zone Map Amendment for Lots in Renaissance

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[christinebnvdz@aol.com](mailto:christinebnvdz@aol.com) ([christinebnvdz@aol.com](mailto:christinebnvdz@aol.com))

Subject: Neighborhood Meeting Request - Zone Map Amendment for Lots in Renaissance

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[peggynorton@yahoo.com](mailto:peggynorton@yahoo.com) ([peggynorton@yahoo.com](mailto:peggynorton@yahoo.com))

Subject: Neighborhood Meeting Request - Zone Map Amendment for Lots in Renaissance

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[grumpyeh46@comcast.net](mailto:grumpyeh46@comcast.net) ([grumpyeh46@comcast.net](mailto:grumpyeh46@comcast.net))

Subject: Neighborhood Meeting Request - Zone Map Amendment for Lots in Renaissance



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



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> 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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: Four lots: 1271, 1261, 1221, 1231 Renaissance Blvd. NE	
Name of property owner: Richardson Alizandra Nicole and Tyler Samuel Trustees Richardson 2012; Richsnyderwade, LLC.; and Penan, LLC.	
Name of applicant: Agent: Consensus Planning, Inc. / Applicant: EWR PM, LLC.	
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information:	
Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
N/A Drawings, elevations, or other illustrations of this request.	
N/A Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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.

Charlene Johnson (Applicant signature) 09/16/2021 (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



<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
Provide a site plan that shows, at a minimum, the following:
N/Aa. Location of proposed buildings and landscape areas.
N/Ab. Access and circulation for vehicles and pedestrians.
N/Ac. Maximum height of any proposed structures, with building elevations.
N/Ad. For residential development: Maximum number of proposed dwelling units.
N/Ae. For non-residential development: <ul style="list-style-type: none"> <li><input type="checkbox"/> Total gross floor area of proposed project.</li> <li><input type="checkbox"/> Gross floor area for each proposed use.</li> </ul>

**From:** [Carmona, Dalaina L.](#)  
**To:** [Charlene Johnson](#)  
**Subject:** 1271, 1261, 1221, & 1231 Renaissance Blvd. NE Neighborhood Meeting Inquiry  
**Date:** Thursday, September 16, 2021 11:50:27 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[Zone Atlas Highlighted F-16-Z.PDF](#)

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	<a href="mailto:peggnorton@yahoo.com">peggnorton@yahoo.com</a>	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a>	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	<a href="mailto:mgriffiee@noreste.org">mgriffiee@noreste.org</a>	PO Box 90986	Albuquerque	NM	87199	5052800082	
North Edith Commercial Corridor Association	Christine	Benavidez	<a href="mailto:christinebnvdz@aol.com">christinebnvdz@aol.com</a>	10417 Edith Boulevard NE	Albuquerque	NM	87113		5058973340
North Edith Commercial Corridor Association	Evelyn	Harris	<a href="mailto:grumpyeh46@comcast.net">grumpyeh46@comcast.net</a>	10401 Edith Boulevard NE	Albuquerque	NM	87113	5053793693	

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. 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#page=393>

Thanks,



*Dalaina L. Carmona*

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



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are

not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Wednesday, September 15, 2021 3:39 PM  
**To:** Office of Neighborhood Coordination <johnson@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)

Company Name

Consensus Planning

Company Address

302 8th Street NW, 3rd Street and Lomas, Universe St. and Paseo del Norte Blvd.

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Four lots:

#1. TR 1B-1-C-1 PLAT OF TRACTS 1B-1-A-1, 1B-1-B-1, 1B-1-C-1,RENAISSANCE CENTER CONT .9618 AC

#2. TR 1B-1-B-1 PLAT OF TRACTS 1B-1-A-1, 1B-1-B-1, 1B-1-C-1,RENAISSANCE CENTER CONT .6173 AC

#3. TR 1B-1-A-1 PLAT OF TRACTS 1B-1-A-1, 1B-1-B-1, 1B-1-C-1,RENAISSANCE CENTER CONT 1.6052 AC

#4. TRACT 1B-1-F PLAT OF TRACTS 1B-1-A, 1B-1-B, 1B-1-C, 1B-1-D,1B-1-E, 1B-1-F RENAISSANCE CENTER CONT 2.9959 AC

Physical address of subject site:

1271, 1261, 1221, & 1231 Renaissance Blvd. NE

Subject site cross streets:

Renaissance Blvd. and Union Way Dr.

Other subject site identifiers:

Located north of Montano Rd. Ne

This site is located on the following zone atlas page:

F-16-Z

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

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

Date of Request\*: September 16, 2021

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)\*: See neighborhood contacts inquiry form attached

Name of NA Representative\*: See neighborhood contacts inquiry form attached

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See neighborhood contacts inquiry form attached

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

Email address to respond yes or no: johnson@consensusplanning.com or cp@consensusplanning.com

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

Meeting Date / Time / Location:

\_\_\_\_\_

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

1. Subject Property Address\* For lots: 1271, 1261, 1221, 1231 Renaissance Blvd. NE  
Location Description Four lots located on Renaissance Blvd and Union Way Dr.
2. Property Owner\* Richardson Alizandra Nicole and Tyler Samuel Trustees Richardson 2012; Richsnyderwade, LLC.; and Penan, LLC.
3. Agent/Applicant\* [if applicable] Agent: Consensus Planning, Inc. / Applicant: EWR PM, LLC.
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)

<sup>1</sup> 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.

<sup>2</sup> 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<sup>3\*</sup>:

Zone map amendment from MX-L to MX-M.

5. This type of application will be decided by<sup>\*</sup>:  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<sup>\*4</sup>:

Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

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

1. Zone Atlas Page(s)<sup>\*5</sup> F-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

No exceptions to IDO standards are anticipated.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

<sup>3</sup> 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.

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

<sup>5</sup> 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:

N/A a. Location of proposed buildings and landscape areas.\*

N/A b. Access and circulation for vehicles and pedestrians.\*

N/A c. Maximum height of any proposed structures, with building elevations.\*

N/A d. **For residential development\***: Maximum number of proposed dwelling units.

N/A 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 Map<sup>6</sup>:

a. Area of Property [typically in acres] 6.16 acres total

b. IDO Zone District MX-L

c. Overlay Zone(s) [if applicable] None

d. Center or Corridor Area [if applicable] Renaissance Center

2. Current Land Use(s) [vacant, if none] Vacant, auto-sales and repair

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

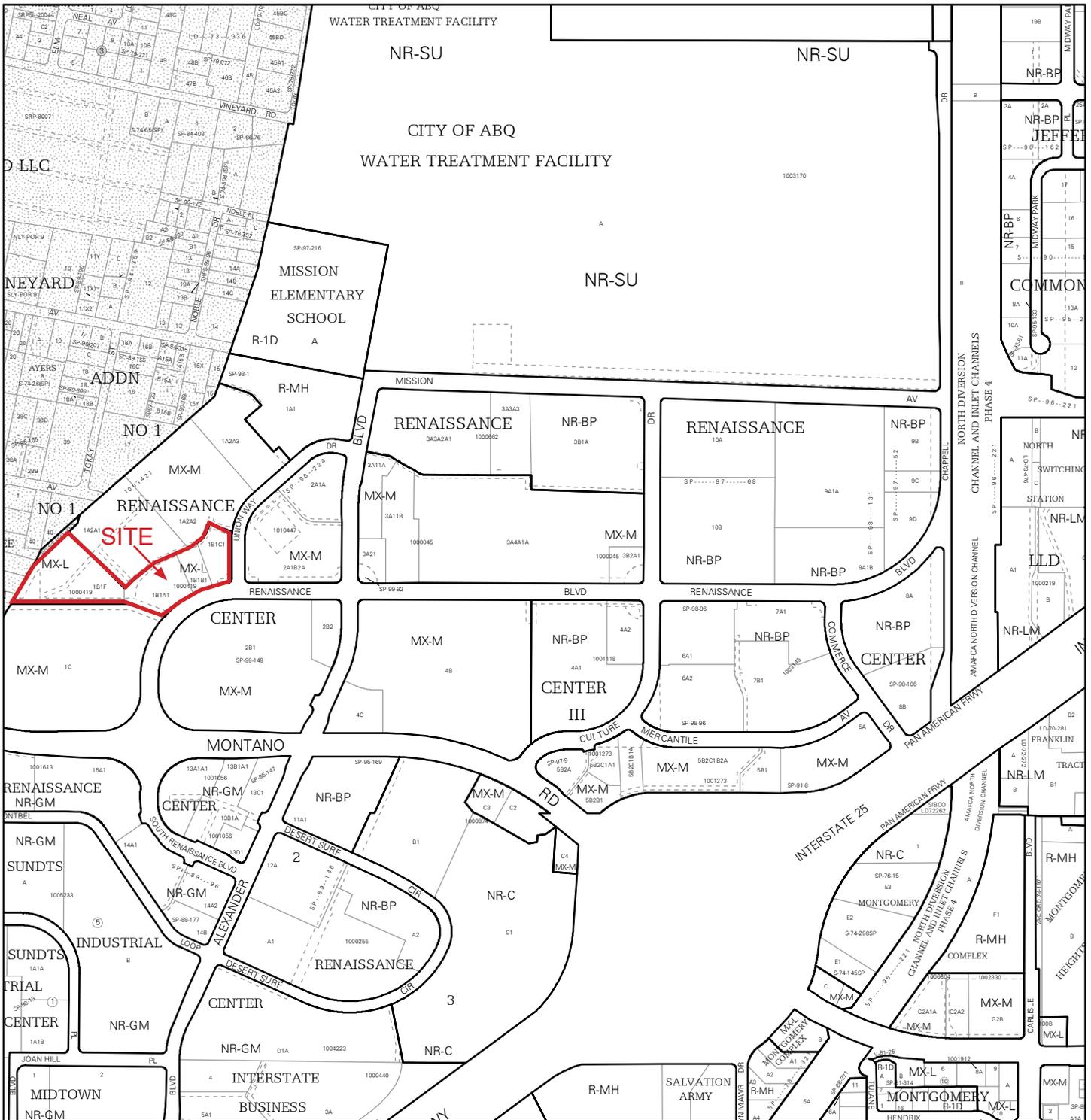
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

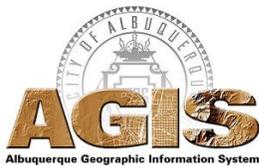
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

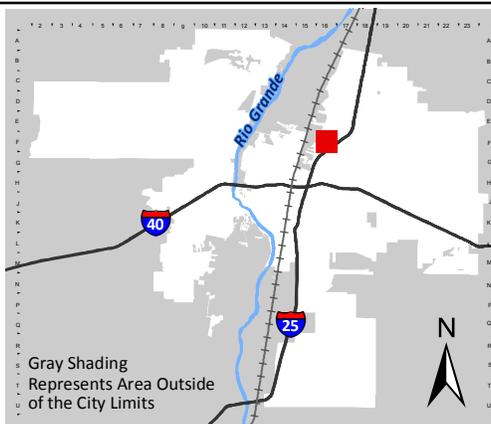


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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

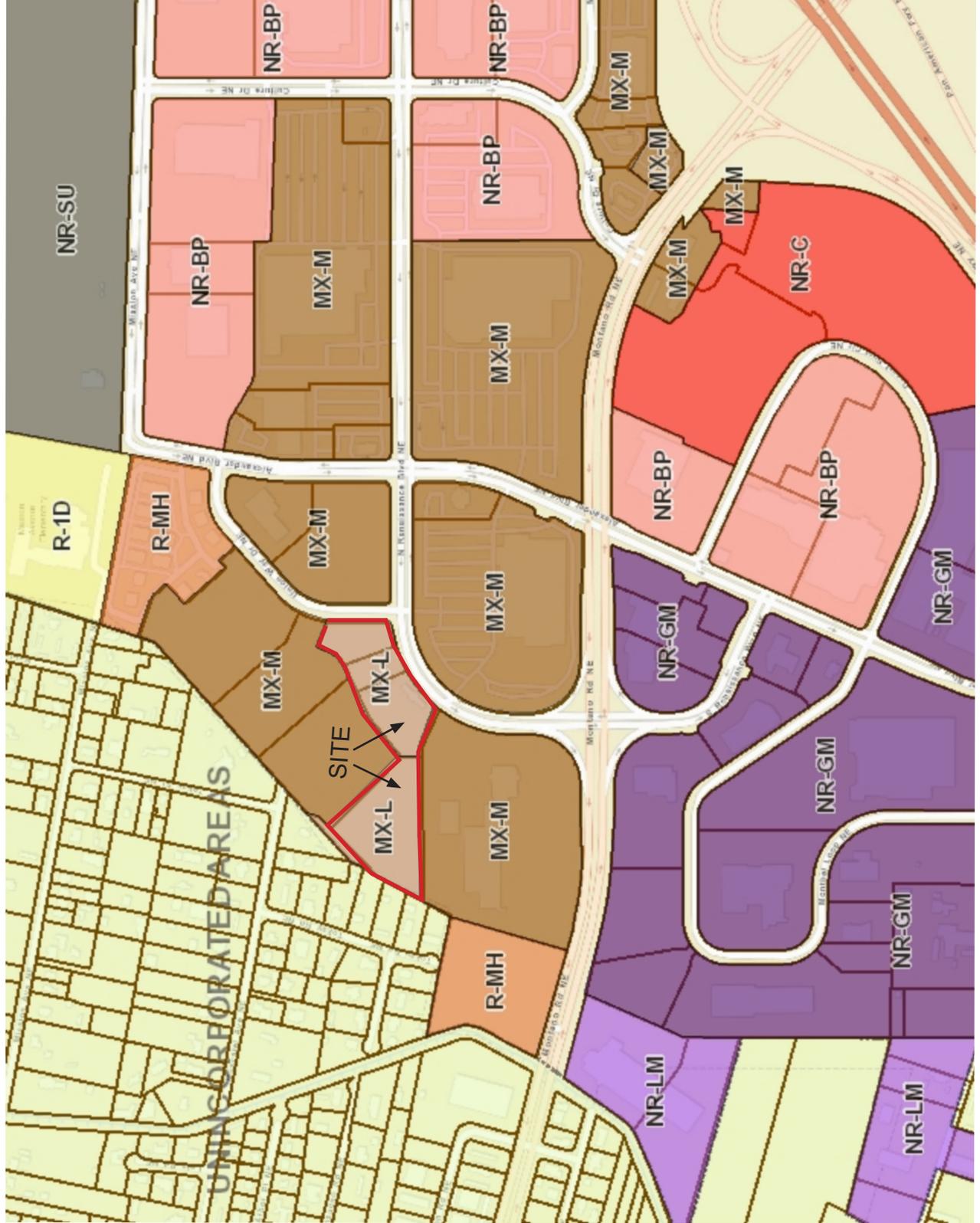


Zone Atlas Page:  
**F-16-Z**

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

0 250 500 1,000  
Feet

# Renaissance Lots Zone Change



## Legend

IDO Zoning

- R-A
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL

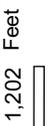
Bernalillo County Parcels

Municipal Limits

## Notes

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.

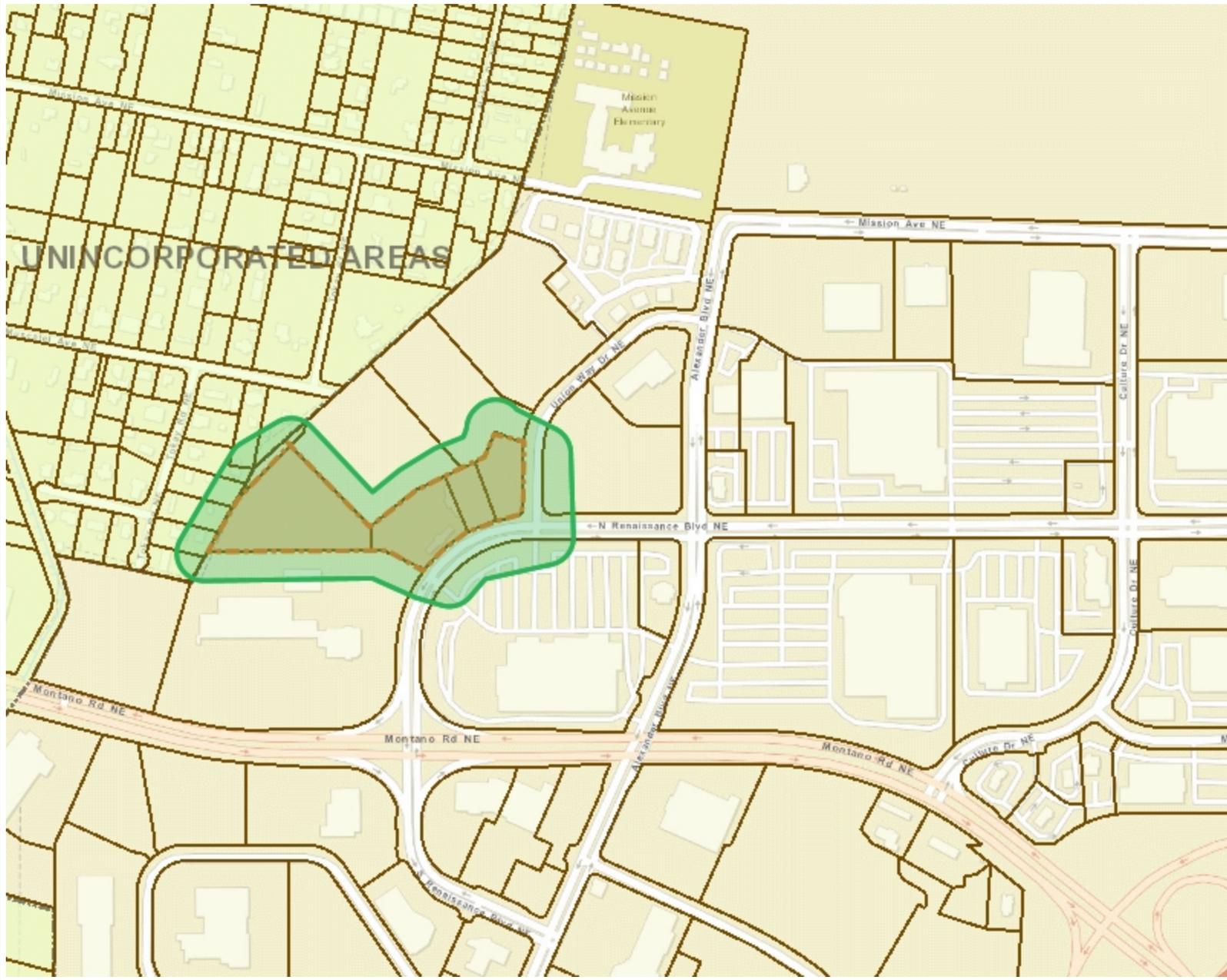
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



1: 7,212



# Renaissance - 100 foot buffer



## Legend

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

## Notes

1,068 0 534 1,068 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
10/4/2021 © City of Albuquerque

1: 6,408

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**100-Foot Buffer Addresses****Owner**

ABBOTT DENISE H  
HOME DEPOT USA INC C/O PROPERTY TAX DEPT #3502  
HALL ADELBERT CHRISTOPHER IV

**Owner Address**

5716 TOKAY RD NE  
PO BOX 105842  
5704 TOKAY RD NE

**Owner Address 2**

ALBUQUERQUE NM 87107  
ATLANTA GA 30348-5842  
ALBUQUERQUE NM 87107-4924

HINES SHIRLEY & LUCERO JOSEPHINE & SEDILLO LUCY & ATENCIO EDWARD ETAL  
TUCKER JOSHUA  
MARTINEZ JOHN P & SANDRA A  
ARMSTRONG LINDA JEAN  
SEDILLOS RANDY  
PARAGON INDUSTRIES II INC  
FIRST FINANCIAL CREDIT UNION  
FIRST FINANCIAL CREDIT UNION

6317 ELM ST NE  
5706 TOKAY RD NE  
5708 TOKAY NE  
1209 SANDLER DR NE  
5710 TOKAY NE  
4285 N GOLDEN STATE BLVD  
601 TIJERAS AVE NW  
601 TIJERAS AVE NW

ALBUQUERQUE NM 87113-1008  
ALBUQUERQUE NM 87107-4924  
ALBUQUERQUE NM 87107  
ALBUQUERQUE NM 87112-5751  
ALBUQUERQUE NM 87107  
FRESNO CA 93722-6316  
ALBUQUERQUE NM 87102-3198  
ALBUQUERQUE NM 87102-3198

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

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

Date of Notice\*: October 6, 2021

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

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

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

1. Subject Property Address\* For lots: 1271, 1261, 1221, 1231 Renaissance Blvd. NE  
Location Description Four lots located on Renaissance Blvd. and Union Way Dr.
2. Property Owner\* Richardson Alizandra Nicole and Tyler Samuel Trustees Richardson 2012; Richsnyderwade, LLC.; and Penan, LLC.
3. Agent/Applicant\* [if applicable] Agent: Consensus Planning, Inc. / Applicant: EWR PM, LLC.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

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

Summary of project/request<sup>1\*</sup>:

Zone map amendment from MX-L to MX-M.

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\*: Thursday, November 18, 2021. Begins at 9:00 A.M.

Location\*<sup>2</sup>: Online meeting via Zoom unless otherwise noted by the EPC.

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

<sup>2</sup> 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:

Please contact Jim Strozier, [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or Charlene Johnson, [johnson@consensusplanning.com](mailto:johnson@consensusplanning.com) or (505) 764-9801

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-16-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 deviations, variances, or waivers are anticipated with the Zoning Map Amendment.

- 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:

None requested by Neighborhood Associations.

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

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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 6.16 acres total
  2. IDO Zone District Zone map amendment from MX-L to MX-M.
  3. Overlay Zone(s) [if applicable] None
  4. Center or Corridor Area [if applicable] Renaissance Employment Center
- Current Land Use(s) [vacant, if none] Vacant, vehicle sales and repair
- 

**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](mailto: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>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

7021 0350 0000 8531 5227

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque NM 87102

**OFFICIAL USE**

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage a</b>	<b>\$7.38</b>

Sent To: FIRST FINANCIAL CREDIT UNION  
 Street and Apt.: 601 TIJERAS AVE NW  
 City, State, ZIP+: ALBUQUERQUE NM 87102-3198

Postmark Here: OCT - 6 2021  
 10/06/2021

PS Form 3800

7021 0350 0000 8531 5338

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque NM 87107

**OFFICIAL USE**

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage</b>	<b>\$7.38</b>

Sent To: SEDILLOS RANDY  
 Street and Apt.: 5710 TOKAY NE  
 City, State, ZIP+: ALBUQUERQUE NM 87107

Postmark Here: OCT - 6 2021  
 10/06/2021

PS Form 3800

7021 0350 0000 8531 5321

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque NM 87112

**OFFICIAL USE**

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage</b>	<b>\$7.38</b>

Sent To: ARMSTRONG LINDA JEAN  
 Street and Apt.: 1209 SANDLER DR NE  
 City, State, ZIP+: ALBUQUERQUE NM 87112-5751

Postmark Here: OCT - 6 2021  
 10/06/2021

PS Form 3800

7021 0350 0000 8531 5345

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Fresno CA 93722

**OFFICIAL USE**

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage</b>	<b>\$7.38</b>

Sent To: PARAGON INDUSTRIES II INC  
 Street and Apt.: 4285 N GOLDEN STATE BLVD  
 City, State, ZIP+: FRESNO CA 93722-6316

Postmark Here: OCT - 6 2021  
 10/06/2021

PS Form 3800

7021 0350 0000 8531 5314

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Albuquerque NM 87107

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage</b>	<b>\$7.38</b>

Sent To: MARTINEZ JOHN P & SANDRA A  
 Street and Apt.: 5708 TOKAY NE  
 City, State, ZIP+: ALBUQUERQUE NM 87107

Postmark Here: OCT - 6 2021  
 10/06/2021

PS Form 3800

7021 0950 0002 0428 2392

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Albuquerque NM 87107

**OFFICIAL USE**

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
<b>Total Postage</b>	<b>\$7.38</b>

Sent To: HALL ADELBERT CHRISTOPHER IV  
 Street and Apt.: 5704 TOKAY RD NE  
 City, State, ZIP+: ALBUQUERQUE NM 87107-4924

Postmark Here: OCT - 6 2021  
 10/06/2021

PS Form 3800

7021 0950 0002 0428 2408

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ALBUQUERQUE NM 87107

**OFFICIAL USE**

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

**Total Postage** \$7.38

Postmark Here 0110 20 10/06/2021

Sent To **HINES SHIRLEY & LUCERO JOSEPHINE & SEDILLO LUCY & ATENCIO EDWARD ETAL**  
 Street and 6317 ELM ST NE  
 City, State, ALBUQUERQUE NM 87113-1008

PS Form 3849, June 2010 See reverse for instructions

7021 0950 0002 0428 2415

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ALBUQUERQUE NM 87107

**OFFICIAL USE**

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

**Total F** \$7.38

Postmark Here 0110 20 10/06/2021

Sent To **TUCKER JOSHUA**  
 Street 5706 TOKAY RD NE  
 City, S ALBUQUERQUE NM 87107-4924

PS Form 3849, June 2010 See reverse for instructions

7021 0950 0002 0428 2422

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ALBUQUERQUE NM 87107

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Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

**Total Po** \$7.38

Postmark Here 0110 20 10/06/2021

Sent To **ABBOTT DENISE H**  
 Street ar 5716 TOKAY RD NE  
 City, Sta ALBUQUERQUE NM 87107

PS Form 3849, June 2010 See reverse for instructions

7021 0950 0002 0428 2431

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ATLANTA GA 30348

**OFFICIAL USE**

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

**Total F** \$7.38

Postmark Here 0110 20 10/06/2021

Sent To **HOME DEPOT USA INC C/O PROPERTY**  
 Street TAX DEPT #3502  
 City, S PO BOX 105842  
 ATLANTA GA 30348-5842

PS Form 3849, June 2010 See reverse for instructions



OFFICIAL PUBLIC NOTIFICATION FORM
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Zoning Map Amendment-EPC
Decision-making Body: Environmental Planning Commission (EPC)
Pre-Application meeting required: [X] Yes [ ] No
Neighborhood meeting required: [X] Yes [ ] No
Mailed Notice required: [X] Yes [ ] No
Electronic Mail required: [X] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: Four lots: 1271, 1261, 1221, 1231 Renaissance Blvd. NE
Name of property owner: Richardson Alizandra Nicole and Tyler Samuel Trustees Richardson 2012; Richsnyderwade, LLC.; and Penan, LLC.
Name of applicant: Agent: Consensus Planning, Inc. / Applicant: EWR PM, LLC.
Date, time, and place of public meeting or hearing, if applicable: Thursday, November 18, 2021, 8:30 A.M.
Online meeting via Zoom unless otherwise noted by the EPC.
Address, phone number, or website for additional information:
Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
N/A Drawings, elevations, or other illustrations of this request.
N/A Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

[Handwritten Signature] (Applicant signature) October 6, 2021 (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  
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT



<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>	
Provide a site plan that shows, at a minimum, the following:	
N/A a.	Location of proposed buildings and landscape areas.
N/A b.	Access and circulation for vehicles and pedestrians.
N/A c.	Maximum height of any proposed structures, with building elevations.
N/A d.	For residential development: Maximum number of proposed dwelling units.
N/A e.	For non-residential development: <ul style="list-style-type: none"> <li><input type="checkbox"/> Total gross floor area of proposed project.</li> <li><input type="checkbox"/> Gross floor area for each proposed use.</li> </ul>

[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\*: October 6, 2021

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)\*: See Neighborhood Inquiry Form attached.

Name of NA Representative\*: See Neighborhood Inquiry Form attached.

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See Neighborhood Inquiry Form attached.

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

1. Subject Property Address\* Four lots: 1271, 1261, 1221, 1231 Renaissance Blvd. Ne  
Location Description Four lots located on Renaissance Blvd and Union Way Dr.
2. Property Owner\* Richardson Alizandra Nicole and Tyler Samuel Trustees Richardson 2012; Richsnyderwade, LLC.; and Penan, LLC.
3. Agent/Applicant\* *[if applicable]* Agent: Consensus Planning, Inc. / Applicant: EWR PM, LLC.
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

Zoning Map Amendment

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

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Zoning map amendment from MX-L to MX-M.

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)

<sup>1</sup> 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.

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

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

Date/Time\*: Thursday, November 18, 2021. Begins at 8:30 AM

Location\*<sup>3</sup>: Online meeting via Zoom unless otherwise noted by the EPC.

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please contact Jim Strozier, [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or Charlene Johnson, [johnson@consensusplanning.com](mailto:johnson@consensusplanning.com) or (505) 764-9801

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

1. Zone Atlas Page(s)\*<sup>5</sup> F-16-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\*:

None requested.

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:

None requested by Neighborhood Associations.

<sup>3</sup> Physical address or Zoom link

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

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

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

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 6.16 acres total
  - 2. IDO Zone District MX-L
  - 3. Overlay Zone(s) [if applicable] None
  - 4. Center or Corridor Area [if applicable] Renaissance Employment Center
- Current Land Use(s) [vacant, if none] Vacant, light vehicle sales and repair

**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](mailto: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: \_\_\_\_\_ [Other Neighborhood Associations, if any]

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

**From:** [Carmona, Dalaina L.](#)  
**To:** [Charlene Johnson](#)  
**Subject:** 1271, 1261, 1221, & 1231 Renaissance Blvd. NE Neighborhood Meeting Inquiry  
**Date:** Thursday, September 16, 2021 11:50:27 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[Zone Atlas Highlighted F-16-Z.PDF](#)

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	<a href="mailto:peggnorton@yahoo.com">peggnorton@yahoo.com</a>	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a>	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	<a href="mailto:mgriffiee@noreste.org">mgriffiee@noreste.org</a>	PO Box 90986	Albuquerque	NM	87199	5052800082	
North Edith Commercial Corridor Association	Christine	Benavidez	<a href="mailto:christinebnvdz@aol.com">christinebnvdz@aol.com</a>	10417 Edith Boulevard NE	Albuquerque	NM	87113		5058973340
North Edith Commercial Corridor Association	Evelyn	Harris	<a href="mailto:grumpyeh46@comcast.net">grumpyeh46@comcast.net</a>	10401 Edith Boulevard NE	Albuquerque	NM	87113	5053793693	

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. 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#page=393>

Thanks,



*Dalaina L. Carmona*

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



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not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Wednesday, September 15, 2021 3:39 PM  
**To:** Office of Neighborhood Coordination <johnson@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)

Company Name

Consensus Planning

Company Address

302 8th Street NW, 3rd Street and Lomas, Universe St. and Paseo del Norte Blvd.

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Four lots:

#1. TR 1B-1-C-1 PLAT OF TRACTS 1B-1-A-1, 1B-1-B-1, 1B-1-C-1,RENAISSANCE CENTER CONT .9618 AC

#2. TR 1B-1-B-1 PLAT OF TRACTS 1B-1-A-1, 1B-1-B-1, 1B-1-C-1,RENAISSANCE CENTER CONT .6173 AC

#3. TR 1B-1-A-1 PLAT OF TRACTS 1B-1-A-1, 1B-1-B-1, 1B-1-C-1,RENAISSANCE CENTER CONT 1.6052 AC

#4. TRACT 1B-1-F PLAT OF TRACTS 1B-1-A, 1B-1-B, 1B-1-C, 1B-1-D,1B-1-E, 1B-1-F RENAISSANCE CENTER CONT 2.9959 AC

Physical address of subject site:

1271, 1261, 1221, & 1231 Renaissance Blvd. NE

Subject site cross streets:

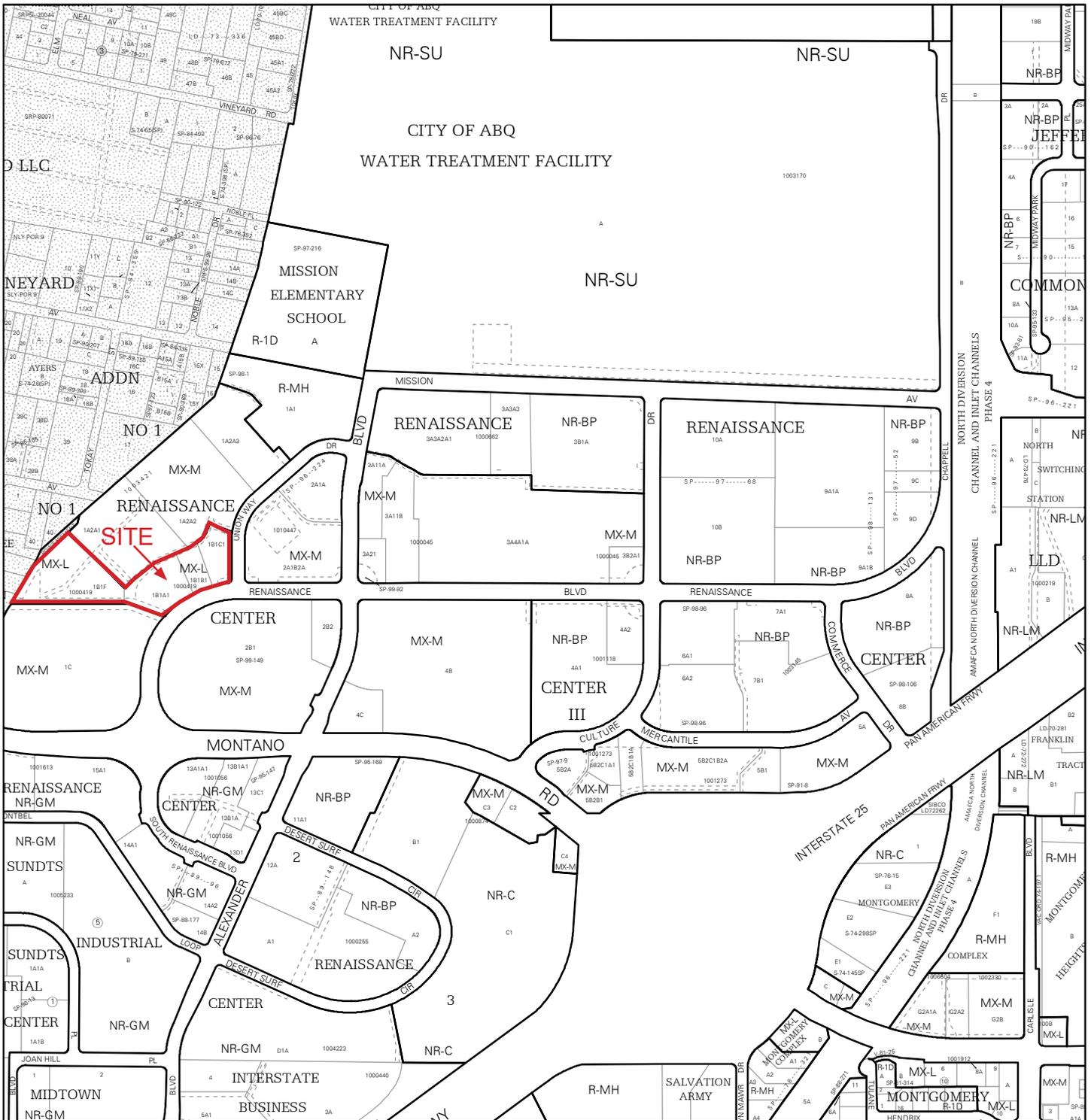
Renaissance Blvd. and Union Way Dr.

Other subject site identifiers:

Located north of Montano Rd. Ne

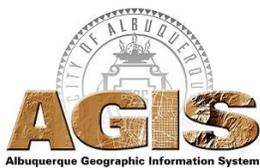
This site is located on the following zone atlas page:

F-16-Z



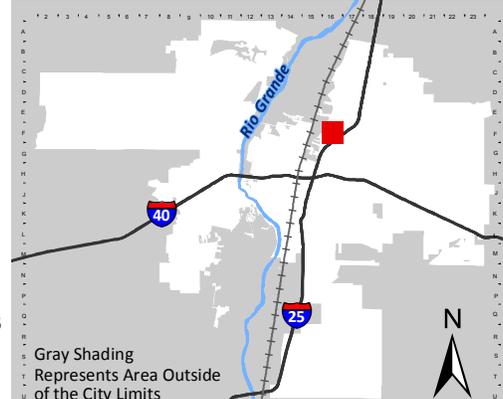
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



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

Zone Atlas Page:  
**F-16-Z**



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

Escarpment  
 North  
 Feet  
0 250 500 1,000

## Charlene Johnson

---

**From:** Charlene Johnson  
**Sent:** Wednesday, October 6, 2021 5:12 PM  
**To:** newmexmba@aol.com; peggynorton@yahoo.com; dlreganabq@gmail.com; mgriffee@noreste.org; christinebnvdz@aol.com; grumpyeh46@comcast.net  
**Cc:** Jim Strozier (cp@consensusplanning.com)  
**Subject:** Notice of Zone Map Amendment Application - Lots in Renaissance  
**Attachments:** Neighborhood Notification Packet.pdf

Dear neighbors,

This email is intended to provide notification that Consensus Planning is submitting an application on October 6, 2021 for a Zoning Map Amendment to the City of Albuquerque Environmental Planning Commission (EPC) on behalf of the Applicant EWR PM, LLC. The Applicant is requesting a change of zoning to the four lots below from Mixed-use Low Intensity (MX-L) to Mixed-use Moderate Intensity (MX-M) to allow for light vehicle sales and service, which is consistent with the surrounding area. The following are the addresses and legal descriptions for each property.

- 1271 Renaissance Blvd. NE - *Tract 1B-1-C-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing .9618 acres*
- 1261 Renaissance Blvd. NE - *Tract 1B-1-B-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing .6173 acres*
- 1221 Renaissance Blvd. NE - *Tract 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1, Renaissance Center containing 1.6052 acres*
- 1231 Renaissance Blvd. NE - *Tract 1B-1-F Plat of Tracts 1B-1-A, 1B-1-B, 1B-1-C, 1B-1-D, 1B-1-E, 1B-1-F Renaissance Center containing 2.9959 acres*

The EPC hearing will take place on **Thursday, November 18, 2021** beginning at **8:30 AM**. The hearing will be held on Zoom unless otherwise stated by the EPC. The Zoom link will be posted in the hearing agenda located at the following link: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

Please feel free to contact myself or Jim Strozier, Principal with Consensus Planning at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) with any questions or if you would like to meet and discuss this request further.

Attachment: Neighborhood Notification Packet

Sincerely,

**Charlene Johnson, Planner**  
**Consensus Planning, Inc.**  
302 Eighth Street NW  
Albuquerque, NM 87102

505 764.9801  
johnson@consensusplanning.com

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[newmexmba@aol.com](mailto:newmexmba@aol.com) ([newmexmba@aol.com](mailto:newmexmba@aol.com))

[christinebnvdz@aol.com](mailto:christinebnvdz@aol.com) ([christinebnvdz@aol.com](mailto:christinebnvdz@aol.com))

Subject: Notice of Zone Map Amendment Application - Lots in Renaissance

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[peggynorton@yahoo.com](mailto:peggynorton@yahoo.com) ([peggynorton@yahoo.com](mailto:peggynorton@yahoo.com))

Subject: Notice of Zone Map Amendment Application - Lots in Renaissance

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[dlreganabq@gmail.com](mailto:dlreganabq@gmail.com) ([dlreganabq@gmail.com](mailto:dlreganabq@gmail.com))

Subject: Notice of Zone Map Amendment Application - Lots in Renaissance

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Subject: Notice of Zone Map Amendment Application - Lots in Renaissance

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Subject: Notice of Zone Map Amendment Application - Lots in Renaissance