

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

November 18, 2021

EWRPM c/o Ron Smith
5910 Courtyard Drive
Suite 330
Austin TX, 78731-3334

Project #2021-006084_RZ-2021-00042
Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for EWRPM, LLC/Ron Smith, requests a zoning map amendment from MX-L to MX-M for all or a portion of Tracts 1B-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, 1B-1-D, 1B-1-E, and 1B-1-F, Renaissance Center, located at 1221, 1231, 1261 & 1271 Renaissance Blvd. NE, between Union Way Dr. NE and Montañó Rd. NE, approximately 6.2 acres (F-16-Z)

Staff Planner: Silvia Bolivar

On November 18, 2021, the Environmental Planning Commission (EPC) voted to APPROVE PR-2021-006084/RZ-2021-00042, a Zoning Map Amendment (Zone Change), based on the following Findings:

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 Montañó 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 – 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 Montañó Road, a Major Transit Corridor as designated by the Comprehensive Plan, and is within the Renaissance Employment 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 exiting uses to become permissive. The request would help foster synergy among the businesses that would be accessible by residents of 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 zoning. 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.

F. 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(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(G)(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, 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 allowed as conditional primary uses (C) such as ware housing, 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 would 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 uses 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.
 - 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

Sincerely,

for Alan M. Varela,
Planning Director

AV/SB

cc:

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

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EPC file