



## OFFICIAL NOTIFICATION OF DECISION

September 10, 2020

La Mame  
4310 Wellesley  
Albuquerque, NM 87107

**Project #2020-004193**  
RZ-2020-00020– Zoning Map Amendment (Zone Change)

### LEGAL DESCRIPTION:

Tierra West LLC, agent for La Mame LLC and Thomas Development Co., requests a Zoning Map Amendment from NR-BP to MX-M for all or a portion of Tract F-4-A Plat of Tracts F-3-A, F-4-A & F-6-A and Tract F-6-A-2 Plat of Tracts F-6-A-1 and F-6-A-2 of Atrisco Business Park Unit 3 Subdivision, located on Coors Blvd. NW, between Coors Blvd. and Bluewater Rd., approximately 9 acres (J-10-Z)  
Staff Planner: Terra Reed

On September 10, 2020, the Environmental Planning Commission (EPC) voted to approve PR-2020-004193/RZ-2020-00020, a Zoning Map Amendment (Zone Change), based on the following Findings:

1. This is a request is for a Zoning Map Amendment (zone change) for an approximately 8.95-acre site made up of two vacant parcels known as TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A and TR F-6-A-2 PLAT OF TRACTS F-6-A-1 AND F-6-A-2 of the Atrisco Business Park Unit 3 subdivision, located on Coors Blvd NW between Bluewater Rd. and Los Volcanes Rd.
2. The applicant requests a zone change from Non-residential – Business Park (NR-BP) to Mixed-use – Moderate Intensity (MX-M), which would disallow certain industrial uses and allow some residential uses, retaining the majority of non-residential uses currently allowed in the NR-BP zone district.
3. The subject site is within the Atrisco Business Park Master Development Plan for IP Uses.
4. The Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan) and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within an Area of Change as designated by the ABC Comp Plan.
6. The subject site is on a Major Transit Corridor as designated by the ABC Comp Plan.
7. The request generally furthers the following applicable ABC Comp Plan goals and policies that encourage development, higher density residential uses, and/or mixed-use development near Major Transit Corridors, including referring to Centers and Corridors more generally; near transit stops or stations; and in Areas of Change:
  - A. POLICY 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- SUB-POLICY 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.
  - SUB-POLICY 5.1.1.g: Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.
- B. POLICY 5.1.10 – Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
- C. SUB-POLICY 5.1.10.a: Encourage higher-density residential developments within ¼ mile of transit stops or stations.
- D. 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.
- E. SUB-POLICY 5.6.2.c: Foster a range of housing options at various densities according to each Center or Corridor type.
- F. SUB-POLICY 5.6.2.d: Encourage higher-density housing and mixed-use developments as appropriate land uses that support transit and commercial retail use.
- G. GOAL 9.3 – Density: Support increased housing density in appropriate places with adequate services and amenities.
- H. POLICY 9.3.1 – Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request would create more opportunities for development of this infill site, which is along a Major Transit Corridor and in an Area of Change. The subject site is served by public transit, with stops for northbound and southbound transit service at Coors Blvd. and Bluewater Rd. The proposed MX-M zoning would allow for a more diverse range of uses that would support employment opportunities and compact development. MX-M also allows residential uses (mostly multi-family and other higher density uses), which are not allowed by the existing NR-BP zoning. This mix of uses are appropriate in this location along a Major Transit Corridor and IDO Sub-section 14-16-4-3(B)(7)(c) would require that any residential development include some mixed or non-residential uses.

8. The request generally furthers the following applicable ABC Comp Plan policies related to supporting development that encourages complete communities by broadening the options for development:
- A. POLICY 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from the surrounding neighborhoods.
- SUB-POLICY 5.2.1.d: Encourage development that broadens housing options to meet a range of incomes and lifestyles.
  - SUB-POLICY 5.2.1.f: Encourage higher density housing as an appropriate use in the following situations:

- Within designated Centers and Corridors.
  - In areas with good street connectivity and convenient access to transit.
  - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.
- SUB-POLICY 5.2.1.n: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The subject site is on a Major Transit Corridor with convenient access to transit. The existing development pattern along Coors Blvd. in the area around the site includes a mix of multi-family development and smaller-scale commercial development. The request would permissively allow residential uses that the current NR-BP zoning does not allow, and would retain many of the non-residential uses that are more compatible with the existing pattern of development along Coors Blvd.

9. The request generally furthers the following applicable ABC Comp Plan policy related to infill development:

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

The subject site is an infill site because it is located in an area that is largely surrounded by developed land. Existing infrastructure and public facilities are in place to serve the subject site.

10. The request generally furthers the following applicable ABC Comp Plan policy related to housing near jobs and where services and infrastructure are available:

A. POLICY 5.4.1 – Housing near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

- SUB-POLICY 5.4.1.a: Prioritize higher-density housing where services and infrastructure are available.

The request would permissively allow high density residential uses that the current NR-BP zoning does not allow. The subject site is largely surrounded by developed land and existing infrastructure and public facilities are in place to serve the subject site. The land to the west of the site is largely developed with industrial uses that concentrate employment opportunities in this area.

11. The request partially furthers the following applicable ABC Comp Plan policy related to Areas of Change:

A. 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.

- SUB-POLICY 5.6.2.g: Encourage development in areas with a highly connected street grid and frequent transit service.

The request would encourage development on property in an Area of Change and along a Major Transit Corridor with peak weekday service frequencies of 30 minutes and with access to ART premium transit service along Central. The subject site is not an area with a highly connected street grid.

12. The request generally furthers the following applicable ABC Comp Plan policy related to housing options:

- A. POLICY 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
- SUB-POLICY 9.1.1.a: Increase the supply of housing that is affordable for all income levels.
  - SUB-POLICY 9.1.1.b: Provide for the development of quality housing for elderly residents.
  - SUB-POLICY 9.1.1.i: Provide for the development of multi-family housing close to public services, transit, and shopping.

The request would permissively allow residential uses that the current NR-BP zoning does not allow, and would allow various forms of multi-family and group living residential development. The requested MX-M zone also allows a variety of commercial, office, and other non-residential uses. The Applicant’s justification refers to uses on the illustrative site plan provided with the application, which is not under review by the EPC, so the requested zoning does not ensure that those options will be provided or that any residential development would meet a range of incomes or lifestyles as referenced. The subject site is also near public services, transit, and shopping.

13. The applicant has adequately justified the request pursuant to IDO Section 6-7(F)(3) Review and Decision Criteria for Zoning Map Amendments. All of the applicable criteria have been met, as follows:

- (a) Consistency with the City’s health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in a policy-based response, that the request furthers a preponderance of ABC Comp Plan policies and would be consistent with the City’s health, safety, and general welfare.
- (b) The subject site is located wholly in an Area of Change, so Criterion (b) does not apply.
- (c) The subject site is located wholly in an area of Change. The Applicant has provided a description of changes to the character and freight accessibility of Coors Blvd., particularly in the area of the subject site to demonstrate that changed community conditions have made this site undesirable for the types of uses most commonly associated with NR-BP zoning. The Applicant has also demonstrated, through the policy analysis above, that the requested zoning would be more advantageous given that it furthers a preponderance of applicable goals policies.
- (d) The majority of permissive uses in MX-M are less intense or potentially harmful to adjacent properties than the permissive uses in NR-BP. In addition, IDO Use-specific Standards and Development Standards will help mitigate potential impacts.
- (e) The request furthers this requirement because the City’s existing infrastructure and public improvements currently have adequate capacity to serve the subject site.
- (f) The Applicant’s justification is not completely based on the subject site’s location on Coors Blvd. SW. The designation of Coors Blvd. as a Major Transit Corridor is an important part of the justification, but that is based in ABC Comp Plan policies that support development on those types of Corridors.
- (g) Economic considerations are a factor, but the applicant’s justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is to allow for uses on the property that are appropriate in an infill site along a Major Transit Corridor.

OFFICIAL NOTICE OF DECISION

Project #2020-004193

September 10, 2020

Page 5 of 6

- (h) The request is not a spot zone given the size of the subject site. The requested zoning (MX-M) would be different from the surrounding zoning, but the allowed uses and development types associated with the MX-M zone district would be consistent with the existing development pattern and ABC Comp Plan goals and policies for the location on a Major Transit Corridor.
14. 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 it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
15. As of this writing, Staff has received one comment from the West Mesa Neighborhood Association in support of the request.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 25, 2020**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 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 EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

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 City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Brennon Williams  
Planning Director

OFFICIAL NOTICE OF DECISION

Project #2020-004193

September 10, 2020

Page 6 of 6

cc: EPC file

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