

Environmental Planning Commission

Staff Report

Agenda Item Number: 2
Project #: PR-2023-009701
Case #: RZ-2023-00027
Hearing Date: September 21, 2023

Agent	Consensus Planning, Inc.
Applicant	Plus Power LLC
Request	Zoning Map Amendment (zone change)
Legal Description	All or a portion of Tract 7, Ladera Business Park Unit 1
Location	Located at 7301 La Morada Pl. NW, between Vista Oriente St. NW, and East Cul-de-Sac NW, north of the Mirehaven Diversion Channel.
Size	Approximately 4.5 acres
Zoning	NR-C
Proposed Zoning	NR-BP

Staff recommendation

DEFERRAL of PR-2023-009701 RZ-202300027 for 30 days to the October 19, 2023 EPC hearing

Planner
Seth Tinkle, MCRP

Summary of Analysis

The request is for a zoning map amendment for an approximately 4.5-acre site (Tract 7) located within the Ladera Business Park. The request is being heard because the EPC is required to hear all zone change cases, regardless of site size, in the City. The subject site is in an Area of Change.

The affected neighborhood organizations are the Ladera West Neighborhood Association and the Westside Coalition of Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified. As of this writing, Staff has not been contacted and is unaware of any opposition.

This request seeks approval for a Zoning Map Amendment to change the current NR-C zoning to NR-BP, which would allow development of a Battery Energy Storage System (BESS) on the approximately 4.5-acre site. However, according to section 14-16-2 2-5(B)(3)(a) of the IDO, "the minimum total contiguous area eligible for an NR-BP zone designation is 20 acres." Because the subject site is approximately 4.5 acres, this makes the site ineligible for a zone conversion from NR-C to NR-BP.

The applicant requests a 30-day deferral to revise the request to change the proposed zoning to Non-Residential Light Manufacturing (NR-LM) because the NR-LM Zone District would also allow development of a BESS facility, but would not require the subject site to be a minimum of 20 contiguous acres. Staff agrees with the request for deferral.





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September 12, 2023

Ms. Catalina Lehner, AICP, Principal Planner
City of Albuquerque
600 North 2nd Street
Albuquerque, NM 87102
CLehner@cabq.gov

Re: Request to Amend Application for PR-2023-009701 – Ladera BP ZMA

Dear Ms. Lehner,

The purpose of this letter is to request an amendment to the above referenced application to change our request from “Non-Residential Commercial (NR-C) to Non-Residential Business Park (NR-BP)” to “NR-C to Non-Residential Light Manufacturing (NR-LM)”. Our request is to be considered at the October 19th EPC Hearing.

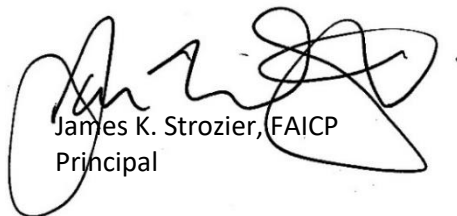
Pursuant to City staff’s discovery that the original request does to meet the IDO requirement that requests for NR-BP zoning requires a minimum of 20 acres, we are amending our request from NR-BP to NR-LM. The purpose of this ZMA is to allow for the construction of a utility scale Battery Storage facility (BESS), which is permissive in both the NR-BP and NR-LM zones.

Based on this request, please provide us with the following information:

- Schedule to update the justification letter;
- Confirmation of the hearing deferral date; and
- Any additional notice requirements.

Thank for your consideration of this request.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA