Environmental Planning Commission

Agenda Number: 3
Project #: PR-2020-003911
Case #: RZ-2023-00022
Hearing Date: September 21, 2023

Staff Report

Agent	Consensus Planning
Applicant	Jose Alfredo & Ailda Martinez
Request	**Zoning Map Amendment (zone change)**
Legal Description	All or a portion of Tract of land lying west of and adjacent to Tracts A and B Los Altos Addition, Block 5 excluding Lot 12 and the westerly 26.2 feet of Lot 13 containing 29,475 sf more or less, located at 1021 Old Coors Dr. SW, between Bridge Blvd. SW and Rio Vista Dr. SW.
Location	1021 Old Coors Dr. SW
Size	Approximately 0.7 acre
Existing Zoning	MX-M
Proposed Zoning	NR-C

Staff Recommendation

APPROVAL of RZ-2023-00022, based on the Findings beginning on Page 26.

Staff Planner
Robert Messenger, AICP-Senior Planner

Summary of Analysis

The request is for a zoning map amendment for an approximately 1-acre site in the Southwest Mesa Community Planning Area. The applicant intends to change the subject site's zoning from MX-M to NR-C to facilitate future redevelopment.

The subject site is in an Area of Change. It is located along a Major Transit Corridor (Bridge/Tower) but is not in a designated Activity Center.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3).

The affected neighborhood associations (NAs) are the Alamosa NA and the Southwest Alliance of Neighborhoods (SWAN Coalition). The NAs and property owners within 100 feet of the subject site were notified as required. A meeting was neither requested nor held. As of this writing, Staff is unaware of any opposition. Staff recommends approval.

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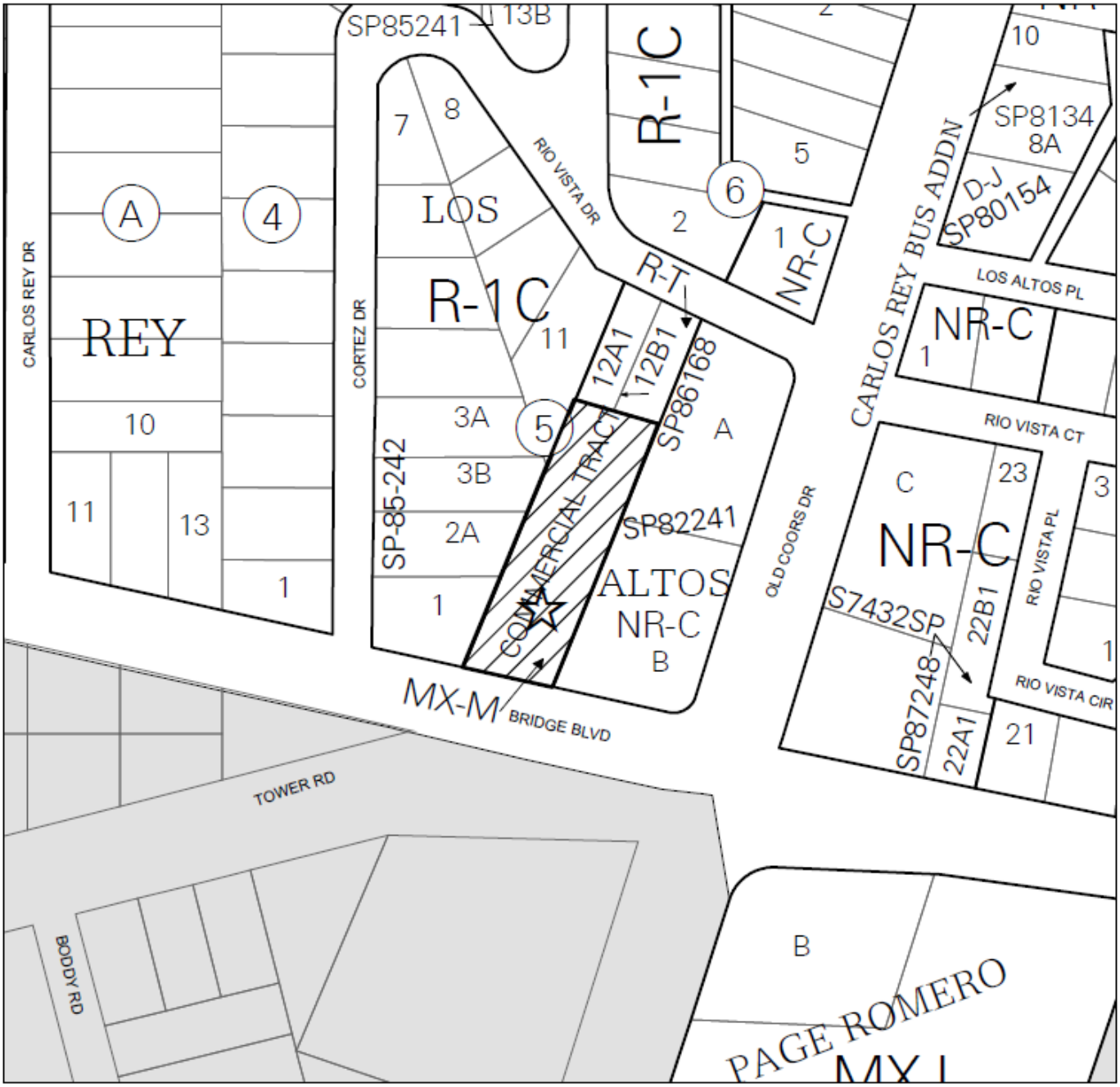
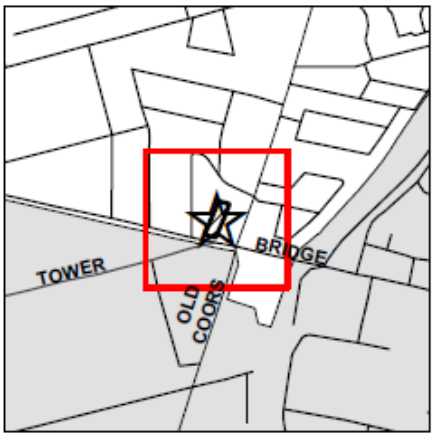
Hearing Date:
August 17, 2023
Project Number:
PR-2020-003911
Case Numbers:
RZ-2023-00022
0
125
250
Feet
N
PR-2020-003911
COMMERCIAL TRACT
RIO VISTA DR
CORTEZ DR
OLD COORS DR
LOS ALTOS PL
RIO VISTA CT
RIO VISTA PL
RIO VISTA CIR
BRIDGE BLVD
TOWER RD
BODDY RD
COMMERCIAL AREA
375/SLY PORTION OF





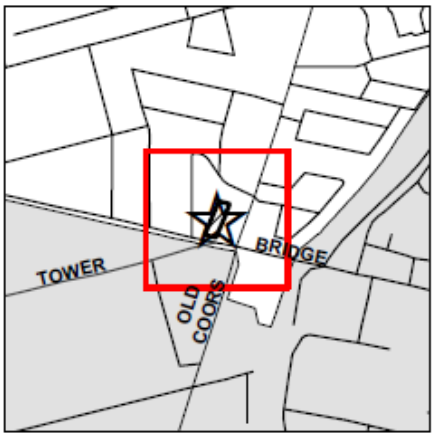
IDO ZONING MAP

Note: Gray shading indicates County.

1 inch = 150 feet

Hearing Date:
8/17/2023
Project Number:
PR-2020-003911
Case Numbers:
RZ-2023-00022

Zone Atlas Page:
L-11



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

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

1 inch = 150 feet

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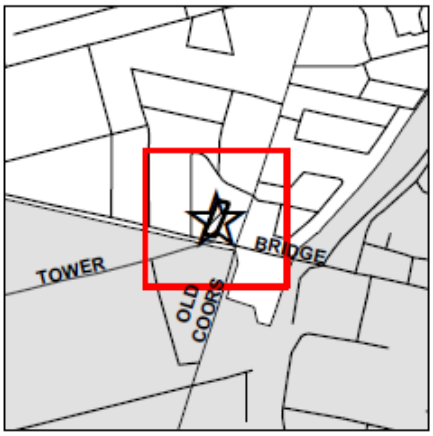
Zone Atlas Page:
L-11



HISTORY MAP

Note: Gray shading indicates County.

1 inch = 150 feet

Hearing Date:
8/17/2023
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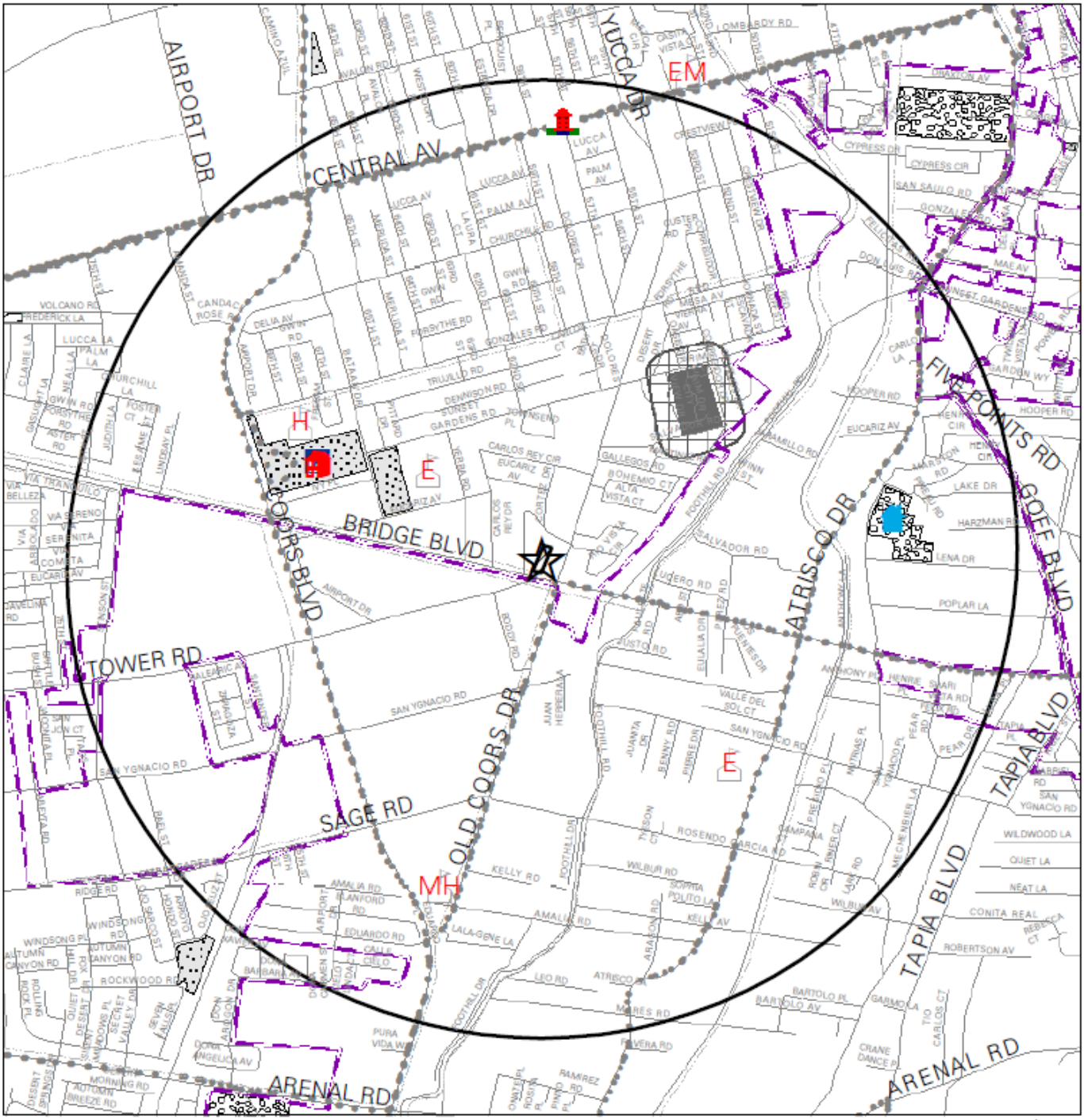
Zone Atlas Page:
L-11



Public Facilities Map with One-Mile Buffer

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

0 0.5 1 Miles

Project Number: PR-2020-003911

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area*	*Land Use*
Site	MX-M	Area of Change	Vacant
North	R-T	Area of Consistency	Single family residential
South	County C-1	Unincorporated Bernalillo County/ C-1 Commercial Retail	Vacant
East	NR-C	Area of Change	Vacant
West	R-1C	Area of Consistency	Single family residential

Request

The request is for a zoning map amendment (zone change) for all or a portion of a Tract of land lying west of and adjacent to Tracts A and B Los Altos Addition, Block 5 excluding Lot 12 and the westerly 26.2 feet of Lot 13 containing 29,475 sf more or less, located at 1021 Old Coors Dr. SW, between Bridge Blvd. SW and Rio Vista Dr. SW, approximately 0.7-acre (the "subject site").

The applicant is requesting a zone change from MX-M to NR-C (Mixed Use-Medium Intensity Zone District) to create consistency with the zoning of the parcel west of the subject site because they want to consolidate the two lots they own (one zoned NR-C and one zoned MX-M) to facilitate future development. A restaurant and western wear retailer are envisioned at this time and are already allowed permissively in the NR-C zone.

The request would allow all permissive (and conditional) uses in the NR-C zone district to become developed, including additional commercial and industrial uses not allowed in MX-M zone districts.

EPC Role

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

Context

The subject site is bounded on the north by Rio Vista Dr. SW, on the west by a vacant parcel, on the south by Bridge Blvd. SW, and on the east by Old Coors Dr. SW.

The subject site is located along a Major Transit Corridor (Bridge-Tower Blvd.) It is near but not within the Tower Employment Center, which is southwest of the subject site and entirely within unincorporated Bernalillo County.

West and north of the subject site are single-family homes in lots zoned R-1C (Residential – Single-Family subzone C), and R-T (Residential - Townhouse), respectively. East of the site is a vacant parcel zoned NR-C under the same ownership as the subject site. Further east, across Old Coors Dr. SW are retail uses, including a mortuary. South of the subject site is a vacant building in unincorporated Bernalillo County with C-1 zoning for commercial retail.

Most of the immediate neighborhood consists of single-family housing in R-1 zoning, except for a narrow strip of NR-C zoned parcels on both sides of Old Coors Blvd. north of the subject site.

History

The subject site, which the owner proposes to combine with the parcel to the east if the zone change is approved, was formerly C-2 Community Commercial. When the IDO was adopted, C-2 zoned properties west of the river that were located along PT corridors, or under 5 acres, or in a designated C-2 (SC) shopping center converted to MX-M.

The site east of the subject site was originally zoned C-3 (Heavy Commercial) and became NR-C upon the adoption of the IDO in May 2018. At that time, properties west of the river with C-3 zoning that were not located along Premium Transit (PT) corridors converted to NR-C zoning.

The property owner applied for the following Conditional Use Permits that were not approved:

- VA-2020-00143 (June, 2020)
- VA-2020-00144 (June, 2020)
- VA-2021-00341 (September, 2021); and,
- VA-2021-00342 (September, 2021).

The property owner applied for a Sketch Plat (PR-2020-003911/ PS-2022-00207) in September, 2022, to consolidate the subject site with the property east of it. As part of the DRB comments, Code Enforcement staff stated the following (Comment #3): "It is recommended that the appropriate lot is re-zoned to reduce confusion or complications in development." No additional case history is known.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Bridge Blvd. and Tower Rd. SW are classified as principal arterials. Old Coors Blvd. SW is classified as a minor arterial.

Bridge Blvd. SW (between Unser Blvd. and the Rio Grande River) is designated as a "freight corridor" in the Futures 2040 Metropolitan Transportation Plan (MTP) as shown in the Comp Plan Figure 8-6: Primary Freight Corridors and Truck Restrictions. It is one of only five east-west freight corridors that pass through Albuquerque and cross the Rio Grande River. As noted on Figure 8-6: "This map depicts corridors encouraged for truck freight deliveries and through travel. The routes provide regional connections, support commercial activity, and do not face restrictions related to weight or height."

Bernalillo County Public Works has begun a four-phase Bridge Boulevard Reconstruction Project with a purpose "to identify strategies to support livability principles within the local community while effectively moving regional traffic through the corridor." Phase 1 involves the subject site and is currently being completed. For more information, contact: https://www.bernco.gov/public-works/blog/2021/04/16/bridge-boulevard-phase-1/.

Comprehensive Plan Designations

The subject site is in an Area of Change as designated by the Comprehensive Plan. This location is included in the Southwest Mesa Community Planning Assessment (CPA) area.

Bridge Blvd. and Tower Rd. are designated as Major Transit Corridors. Page 3-5 of the of the ABC Comp Plan defines Major Transit Corridor:

> Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g. RapidRide, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

Trails/Bikeways

The subject site is well-served by existing bike facilities and has existing sidewalks, as well as ADA-compliant sidewalk ramps along Old Coors Dr. SW and Bridge Blvd. SW.

Bike lanes exist on both sides of Old Coors Dr. SW, starting north of Bridge Blvd. SW. Buffered bike lanes exist on Bridge Blvd. SW, east of Old Coors Dr. and along Tower Rd. SW, which begins west of Old Coors Dr.

Bike lanes are proposed on Old Coors Dr. SW, south of Bridge Blvd. SW, as well as Bridge Blvd. SW, west of Old Coors Dr. SW.

Bridge Blvd. is along a proposed 50-mile bike loop/ multi-modal path around the City. This project will be completed upon the completion of the County's Bridge Blvd. reconstruction project. For more information, see: https://www.cabq.gov/50-mile-activity-loop

Transit

The subject site is served by transit. Bridge-Westgate Route 54 provides weekday and Saturday service with a frequency of 45 minutes. The closest transit stops are within 200 feet of the subject site: one is south of it on the west side of Old Coors Dr. SW, and the other is east of it on the south side of Bridge Blvd. SW.

Route 54 provides service to City residents as well as residents in unincorporated Bernalillo County.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Non-Residential Zone District
Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

Zone District
One of the zone districts established by the IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of the IDO.

Zoning
The subject site was originally zoned C-2 and became MX-M (Mixed-use – Medium Intensity) after the IDO was adopted. The parcel east of the subject site was originally zoned C-3 Heavy Commercial and became NR-C (Non-Residential – Commercial Zone District) after the IDO.

The request is to change the subject site's zoning from MX-M to NR-C zoning.

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table 4-2-1. Permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pg. 145.

In general, the NR-C zone allows more industrial uses than MX-M, and MX-M allows residential and group living uses, which NR-C does not. For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report.

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change and is along a Major Transit Corridor.

Chapter 5: Land Use

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

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.

Approving the zone change request partially supports the growth of the area as a community of strong Centers connected by a multi-modal network of Corridors because the subject site is located along a Major Transit Corridor but not located within a Center.

The zone change cannot guarantee sustainable site development but it would allow more uses that create employment, such as light industrial uses. Because NR-C allows light industrial uses, the request encourages employment density in an area west of the Rio Grande where there has been a jobs-housing imbalance. This potential to create more employment west of the river reduces the need to commute long distances and is therefore more economically and environmentally sustainable than uses allowed under the current MX-M zoning. Goal 5.1 and Subpolicy c are furthered.

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

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

Sub policy 5.2.1 b): Encourage development that offers choice in transportation, work areas, and lifestyles.

The request would foster the development of a community where residents can live, work, learn, shop, and play together because it would encourage more work opportunities – especially in light manufacturing uses that provide base employment as well as support secondary and tertiary jobs. This complete mix of uses would support a more environmentally and economically sustainable community than would otherwise be possible with uses allowed under MX-M zoning because of the potential to reduce the need to commute across the river to seek work. It therefore offers more choices for work areas, especially for employment in light industrial uses and larger retail uses that would be allowed with the zone change request. Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, and sub-policy b) are furthered.

Sub policy 5.2.1 j): Discourage zone changes to commercial, industrial, or office uses outside of centers and corridors.

Sub policy 5.2.1 n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The zone change to NR-C would partially discourage zone changes to commercial, industrial, or office uses outside of centers and corridors because the subject site is along a Major Transit Corridor but is outside of a center. Although it could be consolidated with the lot west of it, the zone change itself cannot encourage more productive use of vacant lots than would be allowed if the request was to change the eastern parcel from NR-C to MX-M zoning. Sub-policies j) and n) are only partially furthered.

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 request would promote development patterns to maximize the utility of existing infrastructure and use land efficiently to support the public good. The owner proposes to make the zoning consistent to facilitate future development. Goal 5.3 Efficient Development Patterns is furthered.

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

The request would support additional growth in an area with existing infrastructure and public facilities. Public and private utilities exist, and public facilities such as the Alamosa Community Center are within a half-mile of the subject site. Existing transportation infrastructure is adequate and being improved as part of the ongoing Bernalillo County Bridge Boulevard Reconstruction Project. Policy 5.3.1 Infill Development is furthered.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

Sub-policy 5.4.2 a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The request balances jobs and housing by prioritizing job growth west of the Rio Grande because it would allow uses such as light manufacturing that create jobs. This request fosters employment opportunities on the west side by ensuring more capacity for industrial uses west of the Rio Grande. In addition, the potential for job-creating NR-C uses would be enhanced by the redevelopment of Bridge Blvd. SW, one of the few freight corridors in the Southwest CPA. Page 3-19 of the MTP notes the importance of designated freight corridors on employment opportunities: "Although many population-serving jobs follow these rooftops, job concentrations and major employment centers tend to remain primarily within urban employment centers and corridors where infrastructure is already in place." Goal 5.4, Policy 5.4.2, and sub-policy 5.4.2 a) are all furthered by this request.

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

The request would encourage and direct growth to an Area of Change because the subject site is within an Area of Change and the zone change request would facilitate future growth of the site by combining it with the parcel to the west, which is also in an Area of Change. The character and intensity in the surrounding Areas of Consistency (further west, north, and east of the subject site) would be reinforced by building step-down, landscaping, setbacks, and other edge buffering requirements in the IDO. Goal 5.6 City Development Areas is furthered.

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 b): Encourage development that expands employment opportunities.

Sub-policy 5.6.2 e): Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

The request would encourage and direct growth to an Area of Change because the subject site is within an Area of Change and the zone change request would facilitate future growth of the site by combining it with the parcel to the west, which is also in an Area of Change. It encourages development that expands employment opportunities, especially in light manufacturing uses that would be allowed in NR-C zoning. It encourages job creation along Bridge Blvd., a freight corridor, and the lowered height limits of the NR-C zoning (38 feet instead of 48 feet in MX-M) would provide a better transition to abutting residential uses.

The character and intensity in the surrounding Areas of Consistency (further west, north, and east of the subject site) would be reinforced by building step-down, landscaping, setbacks, and other edge buffering requirements in the IDO.

Policy 5.6.2 Areas of Change, sub-policies 5.6.2 b) and e) are furthered.

Sub-policy 5.6.2 f): Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

Although adequate buffering and transitions (edge buffers) are required in both the MX-M and NR-C zone districts adjacent to low-density residential, the uses allowed in NR-C zoning would not minimize negative impacts on existing residential uses any more than leaving the zoning as-is or changing the eastern parcel from NR-C zoning to MX-M zoning. Sub-policy 5.6.2 f) is not furthered.

Chapter 8: Economic Development

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

The request would encourage an environment where business and talent will stay and thrive because it would allow more uses such as light manufacturing that could capitalize on talents of the workforce in the surrounding area. Leaving the zoning MX-M or changing the zoning of the eastern parcel from NR-C to MX-M would allow multi-family residential uses that only add to the jobs-housing imbalance on the West Side. Goal 8.1 Placemaking is furthered.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Sub-policy 8.1.1 a): Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

The zone change request would foster a greater variety of uses because NR-C allows a greater variety of uses than would be allowed in MX-M zoning, with residential uses being the exception. However, a zone change alone cannot guarantee that future development would be any more interesting than would be allowed if it remained MX-M or if the parcel to the east was rezoned from NR-C to MX-M. It cannot guarantee that future investment would concentrate a variety of employment opportunities at the subject site – such decisions are dependent on the quality of schools, opportunities to obtain capital, and other economic factors. Most of the corridor along Old Coors Dr. SW is already NR-C zoned and yet has failed to provide significant employment other than retail or commercial services, even though light manufacturing uses are permissive. Policy 8.1.1 and sub-policy 8.1.1 a) are not furthered.

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

The zone change request would encourage economic development by allowing additional light manufacturing uses that have the potential to improve quality of life for residents. The request furthers Policy 8.1.2.

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The zone change request would maintain sufficient land that is appropriately zoned to accommodate projected employment growth because it allows additional uses in light manufacturing that provide base level jobs as well as a multiplier effect on secondary and tertiary employment sectors. The request furthers Policy 8.1.5.

Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The zone change request would encourage private businesses to grow because it would allow both the subject site and the parcel east of it to be combined into one lot, which allows greater design flexibility and more space for landscaping and parking. The request furthers Goal 8.2.

Policy 8.2.1 Local Business: Emphasize local business development.

The zone change request would emphasize local business development by ensuring that a proposed consolidation (minor subdivision) with the lot to the east would have consistent NR-C zoning. The request furthers Policy 8.2.1.

NOT APPLICABLE

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

Because the request is too small to capture regional growth, Policy 5.1.1 doesn't apply.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

Sub-policy 5.6.4 a): Provide appropriate transitions between uses of different non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

Sub-policy 5.6.4 b): Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

A zone change request alone cannot ensure that development in an Area of Change (the subject site) will appropriately transition to development in an Area of Consistency (single family neighborhoods west and north of the subject site). However, changing the western parcel zoning from MX-M to NR-C would also have a lower height limit (38 feet) instead of the 48-foot maximum height allowed under MX-M zoning. This lowered height limit, along with setbacks and landscape buffering, would help reduce the negative impacts to surrounding residential areas (blocking views, for example). Policy 5.6.4 Appropriate Transitions is furthered.

Chapter 7: Urban Design

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

Sub-policy 7.3.4 b): Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The zone change request alone would not guarantee that development would reinforce the sense of place in the community. A zone change request allows all uses, subject to Use-specific standards, on a property and not just proposed development. The zone change request cannot guarantee that any infill development would enhance the built environment or blends in style with the surroundings. It cannot guarantee that the buildings and massing of them would be neighborhood-scaled, well-designed, and consistent with the existing development. Goal 7.3, Policy 7.3.4 and sub-policy 7.3.4 b) are not applicable.

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

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis
The zone change justification letter analyzed here, received on August 7, 2023, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned NR-C (Non-Residential – Commercial Zone). The requested zoning is MX-M (Mixed Use Medium Intensity Zone). The reason for the request is to have zoning consistent with the parcel west of the subject site to facilitate lot consolidation of the two lots and new development.

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 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: The proposed zone change from MX-M to NR-C is consistent with the health, safety, and general welfare of the City as shown by the fact that this zone change furthers numerous ABC Comprehensive Plan Goals and Policies. The Goals and Policies supported range from and include desired growth along centers and corridors, support for local business and entrepreneurship, West Side job creation (jobs/housing balance), infill development, directing growth to areas of change, and improving the economic base of the City.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers (and does not significantly conflict with) a preponderance of applicable Comprehensive Plan Goals and Policies. In the case of a zone change that does not result in a spot zone, the bar is the "furthering a preponderance of Goals and Policies in the ABC Comp Plan" test (see Criterion A). The applicant's policy analysis demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and Policies as listed below:

Applicable citations: Goal 5.1 Centers & Corridors, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Goal 5.3 Efficient Development Patterns, Policy 5.3.1 Infill Development, Goal 5.4 Jobs-Housing Balance, Policy 5.4.2 West Side Jobs, Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change, Goal 8.1 Placemaking, Policy 8.1.2 Resilient Economy, Policy 8.1.5 Available Land, Goal 8.2 Entrepreneurship and Policy 8.2.1 Local Business.

Non-Applicable citations: Policy 5.1.1 Desired Growth, Policy 5.6.4 Appropriate Transitions, Goal 7.3 Sense of Place, and Policy 7.3.4 Infill.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Comprehensive Plan Goals and Policies and that there is no significant conflict. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

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

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

Applicant Response: *The site is located entirely in an Area of Change; therefore, 6-7(G)(3)(c) applies to this request.*

Staff: The subject site is not located in an Area of Consistency. The response to Criterion B is sufficient.

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

1. There was 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).

4. *Applicant Response: This request meets criteria three since the current zone designation MX-M allows for the creation of townhouses, live-work, and multi-family dwelling units as permissive primary which if developed will contribute negatively to the unequal housing to jobs ratio on the west side. The change to NR-C will prevent the development of most dwelling unit types but allow for commercial, retail, and light industrial development which will generate jobs in that area. Live-work dwelling units are a conditional accessory use in the NR-C zone; therefore, residents in the surrounding residential neighborhood and property owners in the vicinity would have standing to voice their concerns or support for a conditional use request through the ZHE. The conditional use process is yet another layer of protection for the surrounding community to evaluate and prevent undesirable uses from occurring.*

   In addition, the change to NR-C furthers several Comp Plan policies such as a resilient economy, infill development, sustainable land uses, and maintaining adequate portions of land zoned for commercial and retail uses as described above. Additionally, the request NR-C zone will help to direct growth where it is desired as the subject property's location is in an Area of Change and a Major Transit Corridor. Finally, the allowable heights in the NR-C zone are more consistent with the character and building form of the surrounding residential neighborhoods as compared to the MX-M zone..

   Staff: The subject site is in an Area of Change and along a Major Transit Corridor. The applicant chose Criterion 3, above, and demonstrated how the request is more advantageous to the community because it furthers a preponderance of Comp Plan Goals and Policies, and the existing zoning is inappropriate. The response to Criterion C is sufficient.

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 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

   Applicant Response: The requested zone of NR-C does not include permissive uses that would be harmful to adjacent properties. MX-M and NR-C have similar uses both of which can help to create complete vibrant communities. The major difference in these zones is the industrial uses. NR-C allows for light manufacturing which is prohibited in the MX-M zone and the MX-M zone allows multi-family residential (up to 4 stories in height) and NR-C does not. Currently, the parcel to the east side of the site is zoned NR-C and it has not created negative impacts on the surrounding communities. Additionally, the NR-C zone is more advantageous to job creation as it allows for industrial, commercial, and retail uses whereas MX-M inhibits industrial uses.

Uses that can be considered harmful to adjacent residential properties that are currently prohibited in the MX-M zone include heavy vehicle and equipment sales/repair and construction and contract facility yards. Uses that are prohibited in MX-M but would be conditional primary in NR-C are outdoor vehicle storage and amphitheaters. There are several uses that could be considered harmful to adjacent property owners that are permissive in NR-C and conditional in MX-M which include campground or recreational vehicle park, self-storage, building or home improvement stores, large general retail, warehousing, wholesaling, and distribution centers.

The three uses which will become permissive primary in NR-C that are currently prohibited in MX-M will be discussed further regarding their potential harm, in addition to two uses that were conditional primary in MX-M and will be primary permissive in the NR-C zone:

1. Heavy vehicle and equipment sales, rental, fueling, and repair: The IDO requires that vehicle repairs, servicing, and maintenance be conducted indoors which can help to mitigate the sounds and smells associated with this type of land use which adds extra safety protections for the nearby residents. Additionally, there are strict fueling regulations dictated by the EPA, State, and local agencies such as the New Mexico Air Quality Control Board all of which help to ensure the safety and overall health of residents who may live nearby these types of uses. Finally, there are use-specific requirements defined in section 4-3(D)(17) of the IDO which will further regulate the use.

2. Construction and contractor facility yard: The IDO states this use can be conducted outdoors which could have a negative impact on surrounding residents due to noise. Section 4-3(D)(25)(c) of the IDO states that if this use if within 330 ft of a residential neighborhood it is subject to a conditional use permit and will need to go before the ZHE before it is granted. The subject property abuts a residential neighborhood; therefore, this use will become conditional.

3. Light manufacturing: IDO section 4-3(E)(4)(a) requires that this use be conducted within a fully enclosed portion of a building which can help to mitigate the negative effects of this use on neighboring residential properties. Section 4-3(E)(4)(b) states incidental storage areas are allowed outside of the fully enclosed portions of a building but must be screened from view from each property which further provides protections for residential neighbors. Additionally, there are edge and buffer requirements that will help to mitigate any negative impacts on surrounding residential neighborhood.

4. Warehousing: This use is currently conditional primary in the MX-M zone and will become permissive primary in the NR-C zone. Warehousing is described in the IDO as a building used primarily for the storage of goods for transport or distribution but not for sale to the general public. Traffic patterns should not be adversely impacted because of the warehousing use does not sell goods to the general public which will greatly limit the number of daily visits to the site. Additionally, this use will be subject to a traffic scoping analysis by the City Traffic Engineer to determine the potential impact on the surrounding roadways. Warehousing in general is conducted indoors which can help to mitigate any harmful impacts associated with this use.

For a complete comparison of all allowable uses in MX-M please refer to figure 1 below.

Figure 1. Allowable Uses for MX-M compared to NR-C
A=Permissive Accessory T= Temporary CA=Conditional Accessory
P=Permissive Primary C=Conditional Primary Blank Cell=Not Allowed
CV=Conditional if Structure is Vacant for 5 years or more

Allowable Uses	MX-M	NR-C
Dwelling, townhouse	P	
Dwelling, live-work	P	CA
Dwelling, multifamily	P	
Assisted living facility or nursing home	P	
Community residential facility, small/large	P	
Dormitory	P	
Group home small/medium	P	
Group home large	C	
Community center or library	P	C
Kennel	C	P
Nursery	A	P
Residential community amenity, indoor	P	
Campground or recreational vehicle park	C	P
Heavy vehicle and equipment sales, rental, fueling, and repair		P
Outdoor vehicle storage		C
Construction and contractor facility yard		P
Self-storage	C	P
Amphitheater		C
Residential community amenity, outdoor	P	
Other outdoor entertainment	A	P
Building and home improvement materials store	C	P
General retail large	C	P
Helipad	CA	A

Park-and-ride lot	P	C
Light manufacturing		P
Recycling drop-off bin facility	A	P
Warehousing	C	P
Wholesaling and distribution center	C	P
Family care facility	A	
Home occupation	A	
Independent living facility	A	
Other use accessory to residential primary use	A	
Safe outdoor space	CT	T

Staff: The applicant stated that the NR-C zoning does have some harmful uses compared to the existing MX-M zoning but noted how the harmful uses would be mitigated through the IDO's use specific standards. They showed the types of uses allowed under both zone categories, including additional motor vehicle-related, commercial services, industrial and wholesaling uses that would become permissive under NR-C zoning.

Although not expressed in the response to this criterion, the applicant notes elsewhere in their justification letter that the NR-C maximum height limits of 38 feet are lower than the maximum height limits of MX-M, which are 48 feet. If blocking views of the City and Sandia Mountains is considered harmful to residential neighbors, then the proposed zone change would be less harmful than the existing MX-M zoning. The response to Criterion D is sufficient.

E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Applicant: *This request meets criteria one as the site's location was part of the recent Bridge Blvd. public improvements project. Currently, although the site is vacant, there is newly installed curb and gutter, a new public sidewalk, and a new bicycle lane along the entire street frontage*

of the property. There is also a newly constructed curb cut and driveway apron that provides safe and direct access to the site from Bridge Blvd.

Staff: The subject site is an infill site that is adequately served by existing infrastructure. Therefore, the response to Criterion E is sufficient.

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

Applicant: *The justification for the Zone Map Amendment is not completely based on the property's location on a major street (Bridge Blvd.) instead it is being based on the numerous advantages it will bring to the community as outlined in the policy analysis section such as infill development, jobs to housing balance, sustainable land use, and economic vitality. This request can help to strengthen the existing community by allowing for the development and investment in the subject site which is currently and has historically remained vacant. The development of this site can help to incentivize future development in the area while providing for a variety of land uses.*

Staff: The subject site is located at the intersection of Old Coors Dr. SW, a minor arterial, and Bridge Blvd. SW, a principal arterial. Although these are both major streets, the applicant is not ***completely*** basing their justification for the request upon the subject site's location on a major street. Rather, the request to NR-C would allow consistency with the parcel west of the subject site and facilitate lot consolidation for future development. The response to Criterion F is sufficient.

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

Applicant: *The justification for the Zone Map Amendment is not being based solely on the cost of land rather it is being based on the advantages it will bring to the community by inhibiting the construction of dwelling units and allowing for the creation of jobs. The property has remained vacant, which has created a neighborhood nuisance allowing vagrancy, crime, and illegal activity.*

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately demonstrated that the zone change request furthers the ABC Comp Plan. The response to Criterion G is sufficient.

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

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant: *The Zone Map Amendment request does not create a spot zone, rather it would create contiguous zoning with surrounding parcels on the northeast and eastern sides of the site.*

Staff: The request would not result in a spot zone because NR-C zoned parcels are adjacent to the subject site to the east. Therefore, the request would not apply a zone district different from surrounding zone districts. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application based on the original request to change the zoning of the site located at the southeast corner of Old Coors Dr. SW and Bridge Blvd. SW (1021 Old Coors Dr. SW) from NR-C to MX-M. Few agency comments were received.

Although the new request to rezone the western parcel from MX-M to NR-C was not reviewed, the comments received are applicable to the new request as well as the old one.

Long Range Planning staff provided comments noting that the request is about the entire category of uses allowed in the proposed MX-M zone district. They included Goals and policies not cited, such as Jobs-housing balance, and Employment. The applicant has noted these Goals and policies in the revised justification letter dated September 4th, 2023.

Bernalillo County Public Works had no adverse comments but asks that any future site development utilize existing driveway curb cuts and not modify the newly constructed improvements that were part of the County Bridge Blvd. Phase I improvements at Bridge Blvd. and Old Coors Dr.

Public Service Company of New Mexico (PNM) had standard comments about existing PNM facilities and easements at the site, and that the applicant should coordinate electric services for any proposed project.

Neighborhood/Public

There are two affected neighborhood organizations within the notification distance of the subject site: the Alamosa Neighborhood Association and the Southwest Alliance of Neighborhoods (SWAN Coalition). None of the neighborhood associations requested a meeting and as a result a meeting was not held. Property owners within 100 feet of the subject site were also notified as required (see attachments). As of the time this report was written, Staff is not aware of any opposition to the request.

IV. CONCLUSION

The request is for a zoning map amendment (zone change) for all or a portion of a Tract of land lying west of and adjacent to Tracts A and B Los Altos Addition, Block 5 excluding Lot 12 and the westerly 26.2 feet of Lot 13 containing 29,475 sf more or less, located at 1021 Old Coors Dr. SW, between Bridge Blvd. SW and Rio Vista Dr. SW, approximately 0.7-acre (the "subject site").

The subject site is located within the boundaries of the Southwest Mesa Community Planning Area. It is currently vacant. The applicant wants to change the subject site's zoning from MX-M to NR-C (Non-Residential Commercial Zone District) to facilitate future development.

The applicant has adequately justified the request. It is generally consistent with the health, safety, and general welfare of the City because it furthers a preponderance of applicable Goals and Policies in the Comprehensive Plan.

Affected Neighborhood organizations include the Alamosa Neighborhood Association and Southwest Alliance of Neighborhoods (SWAN Coalition). NA representatives and property owners within 100 feet of the subject site were notified as required. A facilitated meeting was not held. Staff is not aware of any opposition as of this writing.

Staff recommends approval.

FINDINGS - RZ-2023-00011, September 21, 2023- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for all or a portion of a Tract of land lying west of and adjacent to Tracts A and B Los Altos Addition, Block 5 excluding Lot 12 and the westerly 26.2 feet of Lot 13 containing 29,475 sf more or less, located at 1021 Old Coors Dr. SW, between Bridge Blvd. SW and Rio Vista Dr. SW, approximately 0.7-acre (the "subject site").

2. The subject site is zoned MX-M (Mixed-Use –Medium Intensity Zone District) and is vacant. The applicant is requesting a zone change to NR-C (Non-Residential Commercial Zone District) so that both lots can have the same zoning and be consolidated for future development.

3. The subject site is in an area that the Comprehensive Plan designated an Area of Change and is located in the Southwest Mesa Community Planning Area (CPA). The subject site is along a Major Transit Corridor, but is not located in a designated Activity Center.

4. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.

5. The request furthers the following applicable Goal and policy regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

   A. <u>Goal 5.1 Centers & Corridors:</u> Grow as a community of strong Centers connected by a multi-modal network of corridors.

   B. <u>Sub policy c):</u> 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 request supports the growth of the area as a community of strong Centers connected by a multi-modal network of Corridors because the subject site is located along a Major Transit Corridor. It encourages employment density and infill along a Corridor because it allows uses such as light manufacturing that were not allowed in the previous MX-M zoning.

6. The request furthers the following applicable Goal and policy regarding Complete Communities from Comprehensive Plan Chapter 5: Land Use:

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

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

   The request fosters a complete community because it permits light industrial uses that contribute to the "work" component of an environmentally and economically sustainable community with a mix of uses. These uses would be conveniently accessible from the surrounding residential neighborhoods.

7. The request furthers the following applicable Goal and policy regarding Efficient Development Patterns from Comprehensive Plan Chapter 5: Land Use:

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

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

   The request promotes development patterns that maximize the utility of existing infrastructure and public facilities because these facilities are adequate to support additional growth. The Bridge Blvd. reconstruction project and freight corridor designation aligns with the zone change request to NR-C, which allows light industrial and warehouse uses.

8. The request furthers the following applicable Goal and policies regarding Jobs-Housing Balance from Comprehensive Plan Chapter 5: Land Use:

   A. Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande. Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

   B. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

   C. Sub-policy 5.4.2 a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

   The request balances jobs and housing west of the Rio Grande because uses such as light manufacturing can create jobs. It fosters employment opportunities by ensuring more capacity for industrial uses west of the Rio Grande, and capitalizes on the redevelopment of Bridge Blvd. SW, which is one of the few freight corridors in the Southwest CPA.

9. The request furthers the following applicable Goal and policies regarding City Development Areas from Comprehensive Plan Chapter 5: Land Use:

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

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

   C. Sub-policy 5.6.2 b): Encourage development that expands employment opportunities.

D. Sub-policy 5.6.2 e): Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

The request would encourage and direct growth to an Area of Change because approving it would allow it to be combined with the parcel east of it, which is also in an Area of Change. It encourages development that expands employment opportunities, because NR-C zoning allows light manufacturing. The request encourages job creation near freight routes because it abuts Bridge Blvd. SW, a designated freight corridor.

10. The request furthers the following applicable Goal and policies regarding Placemaking from Comprehensive Plan Chapter 8: Economic Development:

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

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

C. Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The request would help create a place where business and talent will thrive because NR-C zoning allows light manufacturing, which could employ the local workforce. It would encourage economic development and can improve quality of life for residents because the potential to add light manufacturing jobs improves wages and adds to neighborhood stability.

The zone change request would maintain sufficient land for projected employment growth because it allows uses such as light manufacturing that provide jobs.

11. The request furthers the following applicable Goal and policy regarding Entrepreneurship from Comprehensive Plan Chapter 8: Economic Development:

A. Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

B. Policy 8.2.1 Local Business: Emphasize local business development.

The zone change request would encourage private businesses to grow because it facilitates the consolidation of two lots, which allows more space and greater design flexibility.

It would emphasize local business development by ensuring that future actions such as a lot consolidation would have consistent NR-C zoning.

12. 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. 14-16-6-7(G)(3)(a) The applicant demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and that there is no significant conflict. Therefore, the request is consistent with health, safety, and general welfare.

B. 14-16-6-7(G)(3)(b) The subject site is not located in an Area of Consistency; therefore, this criterion does not apply.

C. 14-16-6-7(G)(3)(c) The subject site is located in an Area of Change and along a Major Transit Corridor. The applicant chose Criterion 3 to show how the request is more advantageous to the community because it furthers a preponderance of Comp Plan Goals and Policies, and that there are no significant conflicts.

D. 14-16-6-7(G)(3)(d) The applicant stated that the NR-C zoning does have some harmful uses compared to the existing MX-M zoning, but noted how the harmful uses would be mitigated through the IDO's use specific standards. The lower maximum height limits under NR-C zoning versus MX-M zoning would be less harmful, especially if blocking views is considered harmful to residential neighbors.

E. 14-16-6-7(G)(3)(e) The applicant noted that the subject site is adequately served by existing infrastructure.

F. 14-16-6-7(G)(3)(f) The applicant is not completely basing their justification upon the subject site's location on a major street. Rather, the request would facilitate lot consolidation for future development.

G. 14-16-6-7(G)(3)(g) Although economic considerations are a factor, the applicant's justification is not completely or predominantly based upon them. Applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies.

H. 14-16-6-7(G)(3)(h) The request would not result in a spot zone because it would not apply a different zone category than surrounding zoning.

13. The affected neighborhood organizations are the Alamosa Neighborhood Association (NA) and the Southwest Alliance of Neighborhoods (SWAN Coalition), which were notified as required. Property owners within 100 feet of the subject site were also notified as required. A pre-application neighborhood facilitated meeting was offered but not held.

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

RECOMMENDATION - RZ-2023-00022, September 21, 2023

APPROVAL of Project #: PR-2020-003911, Case #: RZ-2023-00022, a zone change from MX-M to NR-C, for all or a portion of a Tract of land lying west of and adjacent to Tracts A and B Los Altos Addition, Block 5 excluding Lot 12 and the westerly 26.2 feet of Lot 13 containing 29,475 sf more or less, located at 1021 Old Coors Dr. SW, near the intersection of Old Coors Dr. SW and Bridge Blvd. SW, approximately 0.7 acre, based on the preceding Findings.

Robert Messenger

Robert Messenger, AICP
Senior Planner / Mid-Range/IDO

Notice of Decision cc list:

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EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

The most significant difference between the requested and proposed zone districts is that MX-M allows residential uses in the household living category and the group living category. The only residential use that the current zoning only allows for is live-work residential use conditionally. The requested zoning would allow for townhouse and multifamily, however commercial development of the site could be more robust if the two parcels had matching zoning. Long Range staff wants to emphasize that the request must be analyzed according to the uses allowed in the requested zone, not the current or proposed use. Some policies were not cited in the application, in particular Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side, and 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

However, other Goals and policies in the ABC Comprehensive Plan apply, particularly those regarding mixed-use development with Major Transit Corridor areas. There are adjacent R-ML, to the southeast, and MX-M, to the west, parcels in this area. A change to MX-M in this location would connect the mixed-use pattern between those parcels. This zone would continue to allow development which supports employment.

CITY ENGINEER

Transportation Development

PR- 2020-003911, RZ-2023-00022

Zoning Map Amendment

- Transportation has no objection to the Zoning Map Amendment for this item.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: none

WATER UTILITY AUTHORITY

Project # PR-2020-003911
RZ-2023-00022– Zoning Map Amendment
(Zone Change)
1. No adverse comment to proposed zone map amendment.
2. For informational purposes only:
2a. Should subject lot get developed, an Availability Statement shall be required.
2ai. Requests can be made at the following link: https://www.abcwua.org/info-for-builders-availability-statements/
2aii. Please provide supporting documentation at time of request. This site will need an approved fire one plan from the CABQ Fire Marshal, a copy of the proposed plat, projected water usage demands, and proposed utility plan.

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Project # PR-2020-003911 RZ-2023-00022– Zoning Map Amendment (Zone Change) --- No comments at this time.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

Public Works Division, Transportation Planning

Project # PR-2020-003911
RZ-2023-00022– Zoning Map Amendment
(Zone Change) 1021 Old Coors Drive SW, between Bridge Blvd. SW and Rio Vista Dr. SW

COMMENTS:
No adverse comment to Zoning Map Amendment
The intersection of Bridge Blvd and Old Coors Dr was recently reconstructed as part of Bernalillo County's Bridge Blvd Phase I project which was federally funded. Upon development, Bernalillo County Public Works asks that the site development utilize existing driveway curb cuts and not modify the newly constructed improvements. No adverse comment. No nearby BC roads or intersections.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Project # PR-2020-003911 Tract "B" BLK 5 Land Division Plat, Los Altos SUBD (LOT 14 & Port Lot 13 & Port Commercial Ract BLK 5) located at 1021 Old Coors Drive SW, between Bridge Blvd. SW and Rio Vista Dr. SW L-11
RZ-2023-00022– Zoning Map Amendment (Zone Change)
- No adverse comments to the zone map change.

ALBUQUERQUE PUBLIC SCHOOLS

1. **Project #2020-003911**
    a. EPC Description: RZ-2023-00022, Zoning Map Amendment (Zone Change).
    b. Site Information: Los Altos Subdivision, Tract B Bulk 5 Land Division Plat, Port Lot 13 and Port Commercial Tract Block 5.
    c. Site Location: 1021 Old Coors Drive SW, between Bridge Blvd SW and Rio Vista Drive SW.
    d. Request Description: Zoning Map Amendment (Zone Change) from NR-C to MX-M, subdivision, and site plan, for various commercial uses, including restaurant.
    e. No comments.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

PR-2020-003911
MRMPO has no adverse comment. For informational purposes:
• Bridge Blvd is functionally classified as a Principal Arterial.
• Old Coors Dr is functionally classified as a Minor Arterial.
• Tower Rd is functionally classified as a Major Collector.
• Tower Rd is identified as a Community Principal Arterial in the Long Range Roadway System (LRRS).

• An existing bike lane is identified on Old Coors Dr in the Long Range Bikeway System (LRBS).
• An existing bike lane is identified on Bridge Blvd in the Long Range Bikeway System (LRBS).
• A proposed buffered bike lane is identified on Tower Rd.
• Bridge Blvd and Tower Rd to the west of Bridge Blvd are identified as a primary transit route with headways of 15-30 minutes.

(Staff correction: the headways on the bus route, Route 54, are 45 minutes, and the ABC Comp Plan designates Bridge and Tower Boulevards as a "Major Transit Corridor" not a "primary transit route".)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities and/or easements along Bridge Blvd frontage and the west side of the site.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan and any resulting Plat.

Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance.

Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.
The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

Figure 1: Looking NW at subject site, near 1021 Old Coors Dr. SW

Figure 2: Looking E from subject site to mortuary use along Old Coors Dr. SW.

Figure 3: Looking SE from intersection of Old Coors Dr. SW and Bridge Blvd. SW.

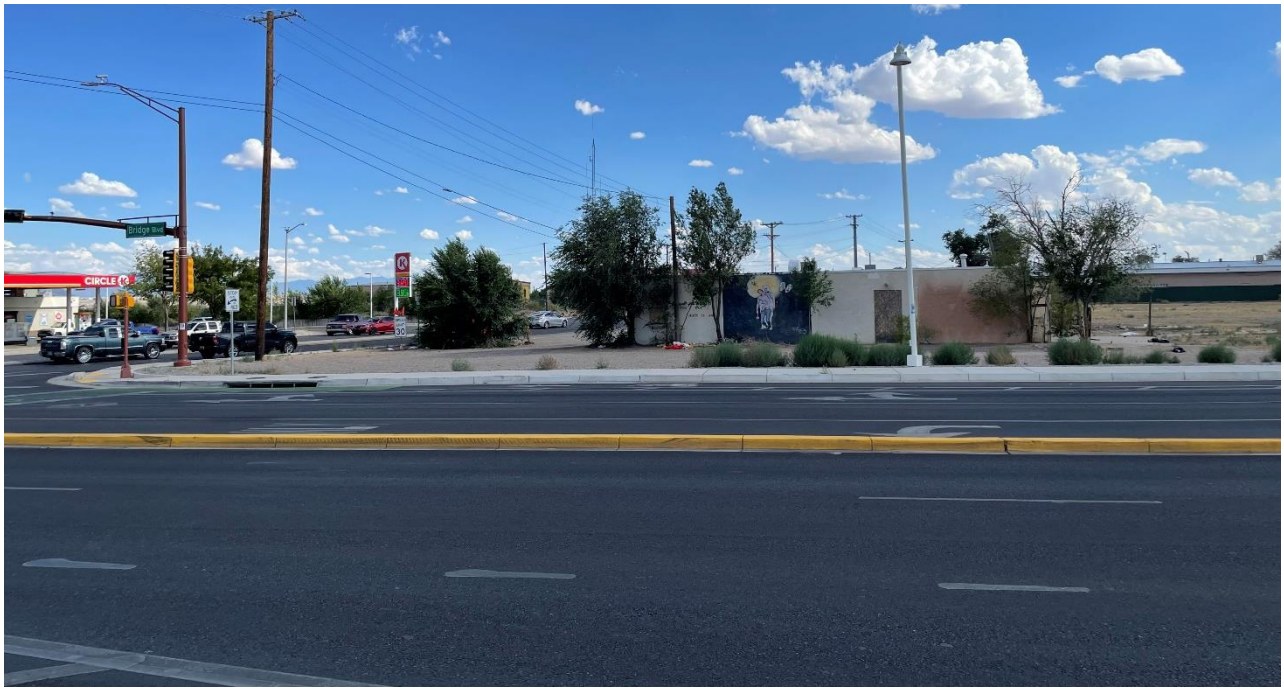


Figure 4: Looking south from subject site across Bridge Blvd. SW.

Figure 5: Looking west from subject site along Tower Rd. SW (left side of photo) and Bridge Blvd. SW (right side of photo).

Figure 6: Zone change notification sign posted along Old Coors Dr. SW (facing east).

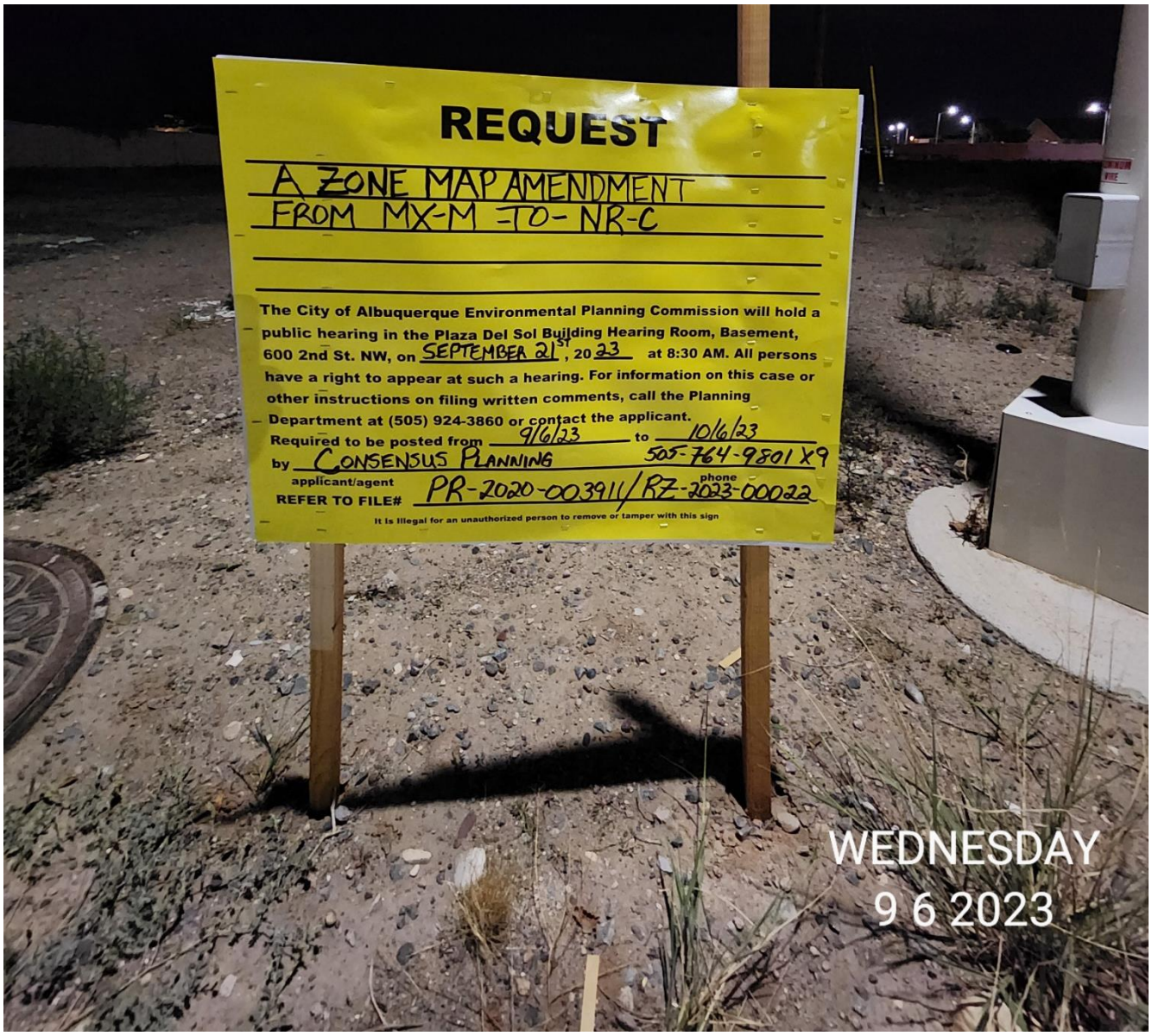


Figure 7: Zone change notification sign posted along Bridge Blvd. SW (facing south).

ZONING

Please refer to IDO Section 14-16-2-4(C) for the MX-M Zone District and IDO Section 14-16-2-5(A) for the NR-C Zone District

APPLICANT INFORMATION

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

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
☐ Archaeological Certificate *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC (*Form P1*)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ Alternative Signage Plan *(Form P3)*	☐ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Demolition Outside of HPO *(Form L)*	☐ Annexation of Land *(Form Z)*
☐ WTF Approval *(Form W1)*	☐ Historic Design Standards and Guidelines *(Form L)*	☒ Amendment to Zoning Map – EPC *(Form Z)*
	☐ Wireless Telecommunications Facility Waiver *(Form W2)*	☐ Amendment to Zoning Map – Council *(Form Z)*
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: Jose Alfredo and Ailda Martinez		Phone: 505-507-3408
Address: 3500 BAREBACK PL SW		Email:
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801 x109
Address: 302 Eighth Street NW		Email: turner@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: owner	List all owners: Jose Alfredo and Ailda Martinez	

BRIEF DESCRIPTION OF REQUEST

A Zone Map Amendment from MX-M to NR-C

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

Lot or Tract No.: All or a portion of Tract of land lying west of and adjacent to Tracts A and B Los Altos Addition, Block 5 excluding Lot 12 and the westerly 26.2 feet of Lot 13 containing 29,475 sf more or less	Block: -	Unit: -
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101105624937420702
Zone Atlas Page(s): L-11	Existing Zoning: MX-M	Proposed Zoning: NR-C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): .67

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1021 Old Coors Drive SW	Between: Bridge Boulevard SW	and: Rio Vista Drive SW

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

PR-2020-00-3911, 1003639

Signature: Jonathan Turner	**Date:** 6/8/23
Printed Name: Jonathan Turner	☐ 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 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)***

- X Interpreter Needed for Hearing? No if yes, indicate language: _____
- X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- X Letter of authorization from the property owner if application is submitted by an agent
- X Traffic Impact Study (TIS) form *(not required for Amendment to IDO Text)*
- X 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**

- X Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- X 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
- X Required notices with content per IDO Section 14-16-6-4(K)(6)
  - X Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - X Proof of emailed notice to affected Neighborhood Association representatives
  - X Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- X Sign Posting Agreement

☐ **ANNEXATION OF LAND**

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

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

Signature: Jonathan Turner	**Date:** 9/6/23
Printed Name: Jonathan Turner	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

Date: 6/7/2023

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

To Whom It May Concern:

This letter provides authorization for Consensus Planning, Inc. to act as our agent relating to all applications, hearings, submittals, and other formal representation for the subject property legally described as *A TRACT OF LAND LYING WEST OF & ADJ TO TRS A &B LOS ALTOSADDN BLK 5 EXC LOT 12 & THE WESTERLY 26.2 FT OF LOT 13CONT 29475 SF M/L*

Sincerely,

Jose A Martinez

JOSE ALFREDO & AILDA MARTINEZ

City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: 1021 Old Coors Dr SW (zone map amendment) Building Permit #: - Hydrology File #: -

Zone Atlas Page: L-11 DRB#: EPC#: RZ-2023-00022 Work Order#: -

Legal Description: A TRACT OF LAND LYING WEST OF & ADJ TO TRS A &B LOS ALTOSADDN BLK 5 EXC LOT 12 & THE WESTERLY 26.2 FT OF LOT 13CONT 29475 SF M/L

City Address: 1021 Old Coors Dr SW (western subject parcel unaddressed)

Applicant: Consensus Planning Contact: Jonathan Turner

Address: 302 8th Street NW

Phone#: 505-764-9801 x109 Fax#: - E-mail: turner@consensusplanning.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: MX-M/ NR-C

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

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

Describe development and Uses:
Zone Map Amendment (Zone Change) - No development proposed at this time

Days and Hours of Operation (if known): unknown

Facility

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

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* unknown at this time

Expected Number of Employees (if known):* unknown at this time

Expected Number of Delivery Trucks/Buses per Day (if known):* unknown at this time

Trip Generations during PM/AM Peak Hour (if known):* unknown at this time

Driveway(s) Located on: Street Name Bridge Blvd SW

Adjacent Roadway(s) Posted Speed: Street Name Bridge Blvd SW Posted Speed 40 MPH

Street Name Posted Speed

** 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: Bridge/Tower Major Transit Corridor Existing Community Principal Arterial
(arterial, collecdtor, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 7,747 daily Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): ABQ Ride Nearest Transit Stop(s): 440 feet (Old Coors) / 272 feet (Bridge)

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing- New
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing- New

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [ ] No [✓]

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

Notes:

Zone Map Amendment (Zone Change) - No development proposed at this time

P.E. 9/13/2023

TRAFFIC ENGINEER DATE

Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

PRINCIPALS

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

September 4, 2023

Mr. David Shaffer, Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC on behalf of the property owners, José Alfredo Martinez and Ailda Martinez. The subject property is legally described as *A TRACT OF LAND LYING WEST OF & ADJ TO TRS A &B LOS ALTOSADDN BLK 5 EXC LOT 12 & THE WESTERLY 26.2 FT OF LOT 13CONT 29475 SF M/L* is located on the northwest corner of Old Coors Drive and Bridge Boulevard. The subject site is currently zoned MX-M (Mixed-Use Medium Intensity) and the request is seeking to change the zoning to NR-C (Non-Residential Commercial) to create consistency between the subject site and the abutting parcel to the east which is zoned NR-C. The map below depicts the subject site which is outlined in blue.

The request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to approval by the Environmental Planning Commission as Zoning Map Amendment – EPC and does not require City Council approval.

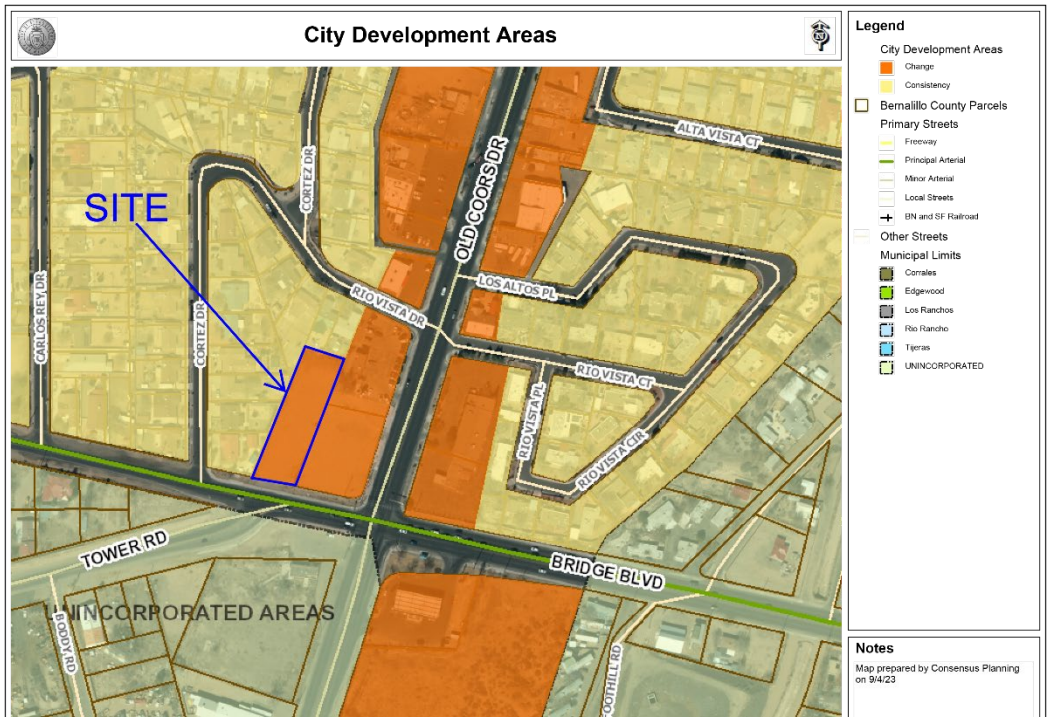
Subject Site

PLANNING CONTEXT:

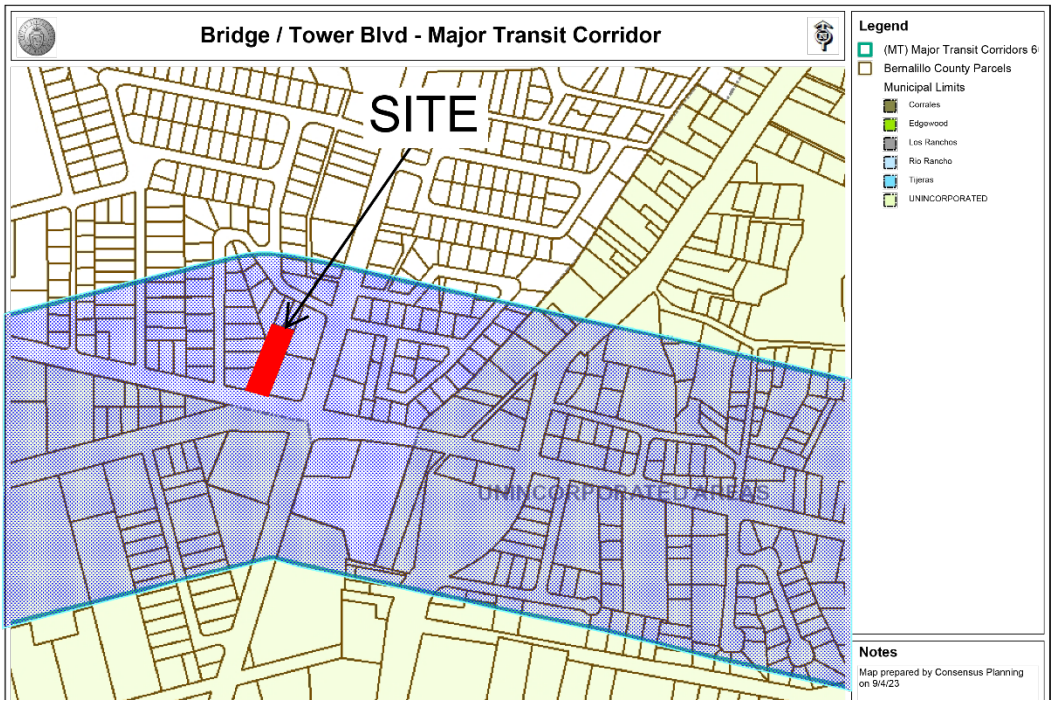
The site is vacant and issues with illegal dumping and loitering habitually affect the site. Historical aerial imagery from 1935 to the present shows the site has remained vacant and unused. The subject site is located in the Southwest Mesa Community Planning Area (CPA). The ABC Comprehensive Plan describes the Southwest Mesa as characterized by its suburban subdivisions, impressive vistas, and connection to the Western mesa vista, this area is still developing, and its identity and sense of community is still emerging. The requested MX-M zone complements the Southwest Mesa Planning Area designation since it is intended to accommodate land uses intended to better serve the surrounding community in this area of the CPA. It should be noted that a detailed assessment for the CPA has not been completed at this time.

Street View of Subject Property from Bridge Blvd.

The subject site is within the Bridge/Tower Blvd. Major Transit Corridor. The ABC Comprehensive Plan describes Major Transit Corridors as intended to feature predominately industrial, business, and retail-related land uses. The map below depicts the subject site in relation to the and Major Transit Corridor. Additionally, the subject site is located in a City Development Area of Change. The Comprehensive Plan defines Areas of Change as an area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas. The subject site is adjacent to a residential neighborhood to the west and to the north of the site. To the east and north of the site there are existing commercial uses. The proposed NR-C zone is consistent with the surrounding zones and land uses (in both the City and unincorporated County) and will not negatively impact surrounding properties because they are zoned and developed with similar commercial uses. The figure below shows the property in an Area of Change designation on the City Development Area map.



The ABC Comp Plan defines Areas of Change as designated Centers and Corridors along with Metropolitan Redevelopment Areas and Master Planned Areas that can accommodate urban growth and expansion in an effort to preserve existing single-family neighborhoods. Areas of Change allow for mixed uses and the development of higher density and intensity that can be supported by multi-modal transportation.

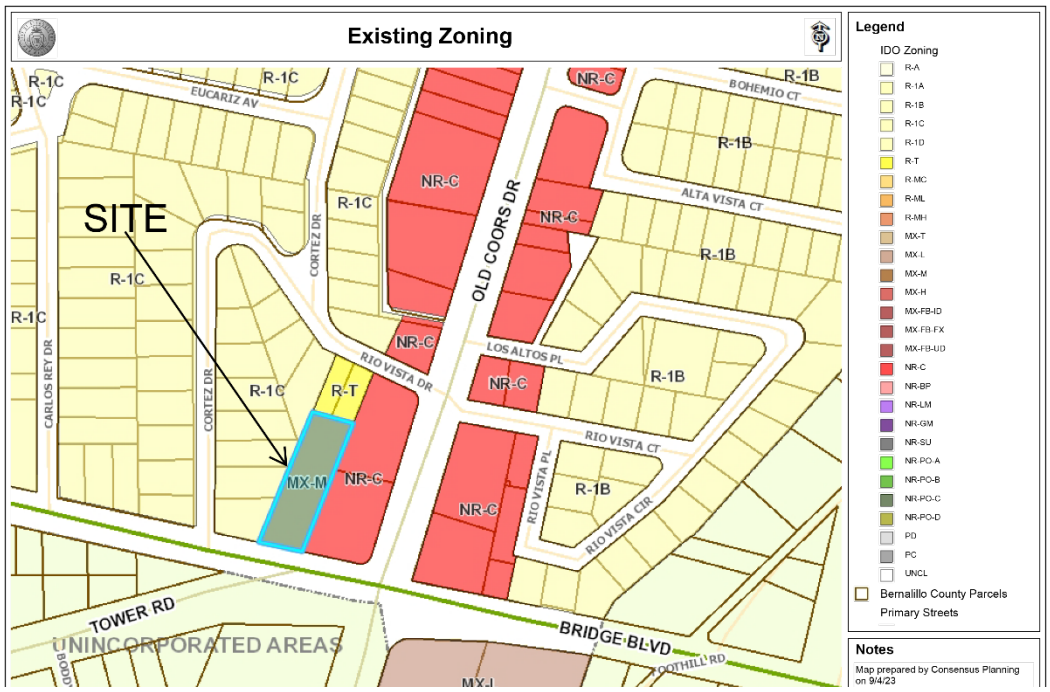


Bridge / Tower Major Transit Corridor

ZONING AND LAND USE:

The subject site is currently zoned MX-M (Mixed-Use Moderate Intensity). The IDO defines MX-M as intended to provide an array of moderate-intensity retail, commercial, and institutional uses along with moderate-density residential uses. Taller buildings are encouraged along corridors and in centers. Along Old Coors Drive, NR-C is the predominant zone designation. The existing residential land uses abutting NR-C, which is fairly similar to MX-M, shows the overall safety of these two uses neighboring each other.

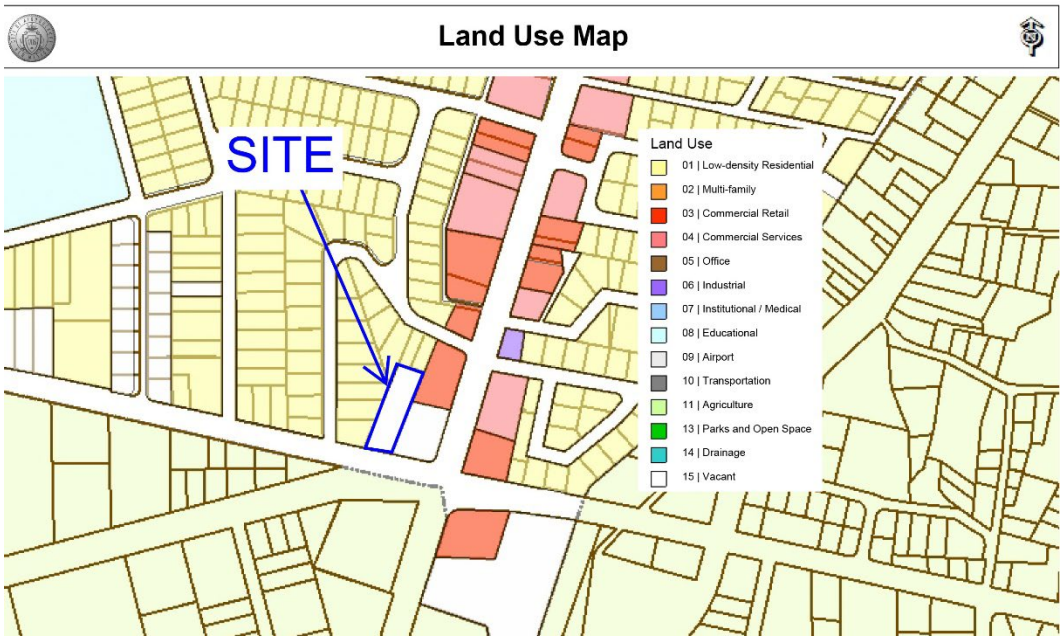
Directly abutting the subject site on the east side of the lot and all of the adjacent properties on both sides of Old Coors in this block are zoned NR-C (Non-Residential Commercial). To the west and to the north of the site, the zoning is a mix of R-1C (Single-Family Residential Large Lot Size) and R-T (Residential Townhome). The image below depicts the current zoning for the subject site and surrounding area.



Subject Site & Surrounding Zone Designation

TABLE 1. Surrounding Zoning and Land Use		
SITE	MX-M	Vacant
NORTH	NR-C	Light vehicle sales
SOUTH	C1 (county)	Vacant commercial building (county)
EAST	NR-C	Mortuary and Insurance office
EAST	NR-C	Vacant

The subject site is currently and has been historically vacant. The abutting NR-C zoned parcel directly to the east is also currently vacant. The surrounding land uses vary ranging from commercial retail, service, office, industrial and residential. Directly to the west of the site, the land is predominately being used for residential purposes specifically single-family housing. Across the street to the east on Old Coors there is a mortuary and insurance office. The image below depicts the current land uses for the site and surrounding area.



Subject Site & Surrounding Land Uses

THE REQUEST

The applicant and property owners, José and Ailda Martinez seek a Zone Map Amendment for approximately .6767 acres of land consisting of one single parcel. The request is seeking approval for a Zoning Map Amendment to change the current MX-M zoning to NR-C for the subject site. The site is located in a commercial area that is within the Bridge/Tower Blvd. Major Transit Corridor. There are unincorporated Bernalillo County Areas to the south of the subject site. The requested NR-C zone district will create consistency between the abutting parcel to the east which is currently zoned NR-C.

Due to the exceptionally narrow shape of the subject MX-M zoned parcel and the practical difficulties that the dissimilar zoning of the parcels creates, the applicants wish to combine the subject parcel with the abutting NR-C zoned lot to the east which would better facilitate any future development of the land; however, a replat can only be approved if the zoning designation of the two parcels is the same. The applicants are requesting a zone map amendment to NR-C because they have no intention of using the property for the allowed residential uses of the MX-M zone. In fact, as shown on the Existing Land Use map above, the land use development patterns on this portion of Old Coors and Bridge are not evident of the multi-family residential uses allowed in the MX-M zone. Furthermore, the applicants do not believe that changing the eastern NR-C

zoned parcel to MX-M would be more advantageous to the community or the abutting Los Altos residential neighborhood because of the potential harmful impacts that higher denisty residential uses could have on the adjacent single-family neighborhood and the likely furthering of imbalance of housing to jobs ratio on the West side.

The NR-C zone would ensure that higher density residential development could not be built while allowing the property to be developed with uses that could generate jobs, protect the community against crime, and beautify the streetscape through robust landscaping. The property is located west of the Rio Grande which is outlined in the ABC Comprehensive Plan goals and policies as seeking to balance job and housing ratios. If approved this request would allow for the creation of jobs on Albuquerque's West Side through the future development of the land.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Zoning Map Amendment meets the IDO criteria pursuant to IDO Section 14-16-6-7(G) Zoning Map Amendment – EPC.

6-7(G)(3) An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

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 from MX-M to NR-C is consistent with the health, safety, and general welfare of the City as shown by the fact that this zone change furthers numerous ABC Comprehensive Plan Goals and Policies. The Goals and Policies supported range from and include desired growth along centers and corridors, support for local business and entrepreneurship, West Side job creation (jobs/housing balance), infill development, directing growth to areas of change, and improving the economic base of the City.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request is aligned with the scale, character, and current land uses of the surrounding neighborhood. Approval of the requested zone change from MX-M to NR-C is advantageous to the surrounding communities as conveyed by the ABC Comprehensive Plan. The following section provides an analysis of the relevant ABC Comprehensive Plan goals and policies that confirm the advantages of the proposed zone change for the surrounding communities.

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

Applicant Response: The subject site is in the Bridge/Tower Blvd. Major Transit Corridor. The Comprehensive Plan notes that Major Transit Corridors are meant

to prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. An imbalance between housing and jobs has been noted in the ABC Comprehensive Plan and the proposed zone change could help to facilitate a balance between job creation and housing as residential uses are not allowed in the NR-C zone. However, the NR-C zone does allow Live/Work housing as a conditional accessory use which can further help to achieve the desired balance between housing and jobs.

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 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 applicant's site is in a Major Transit Corridor (Bridge/Tower Blvd.) making it an ideal location to capture regional growth and help shape the built environment. This request helps to shape the built environment into a sustainable development pattern because the NR-C zone would allow for an increase in job creation on the west side through a variety of retail, commercial, and light industrial uses as compared to the MX-M zone while inhibiting residential land uses which can help to achieve a balance between housing and employment opportunities.

This request meets sub criteria c) as it encourages employment density and job creation along the Bridge/Tower Blvd. Corridor, which will help to discourage development within the urban edges. The requested zone change will allow for a variety of commercial and light industrial uses that can help to encourage employment density in the area.

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

Applicant Response: This Zone Map Amendment request helps to foster communities where residents can live, play, and work together by creating a balance between jobs and housing west of the Rio Grande. The request allows for the future development of the subject site which is currently vacant with a variety of different land uses. Future development under the NR-C zone would provide an increase in employment opportunities for nearby residents while minimizing housing in an effort to achieve a stable balance between the two.

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

Sub policy b) Encourage development that offers choice in transportation, work areas, and lifestyles.
Sub policy j) Discourage zone changes to commercial, industrial, or office uses

outside of centers and corridors.
Sub policy n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking**.**

Applicant Response: The request can contribute to creating healthy, sustainable, distinct communities with a mix of uses as the NR-C zone allows a variety of retail and commercial uses that would be accessible from surrounding residential neighborhoods. Additionally, the subject site is located within a Major Transit Corridor (Bridge/Tower Blvd.) and the allowable uses can help to encourage transit ridership as well as multi-modal transportation such as walking or biking along the corridor.

This Zone Map Amendment request meets sub-criteria b) as it helps to encourage development that offers a choice in transportation and work areas as the site is situated along a Major Transit Corridor. This will allow multimodal access to the site and promote a choice in transportation and work areas for the public.

This request meets sub-criteria j) as the site is located entirely within a Major Transit Corridor (Bridge/Tower Blvd.) which will be advantageous to future land uses.

This request meets sub-criteria n) as it encourages more productive uses of vacant lots. Records indicate the site has remained vacant from as far back as 1936 to the present day. The proposed zone change allows the site to be developed for commercial, retail, and light industrial uses which will be a productive use of land and create jobs for the surrounding community while increasing the economic vitality of the area.

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.

Applicant Response: This request promotes development patterns that maximize the utility of existing infrastructure by utilizing the existing street of Bridge Blvd. as the access point for future development, which will not adversely impact the residential neighborhood to the west.

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

Applicant Response: The Zone Map Amendment supports infill development as the site is in an Area of Change and surrounded by existing development. Changing the zone designation to NR-C will allow additional growth and efficient use of the land as the site has historically been and is currently vacant. The site has existing road infrastructure including a new bicycle lane, new curb and gutter, new driveway access, and a new ADA compliant sidewalk along the entire Bridge Blvd. street frontage which will adequately serve future development of the land without adversely impacting the neighbors to the west.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Applicant Response: The subject site is located west of the Rio Grande; therefore, this Zone Map Amendment helps to facilitate the creation of jobs on Albuquerque's West Side where they are needed. This request, if approved, will help to balance the job-to-housing ratio on the West Side as the current zone designation of MX-M allows for moderate-intensity multi-family housing as a permissive primary and the NR-C zone does not.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.
Sub policy a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

Applicant Response: This Zone Map Amendment helps to foster employment opportunities on the West Side by allowing for the future development of a vacant, infill property with commercial, retail, or light industrial uses through the NR-C zone. The MX-M zone allows for residential uses as a permissive primary use which can negatively impact the balance between jobs and housing on the west side.

This request meets sub-criteria a) by seeking to change the existing zoning from MX-M to NR-C which will inhibit residential uses and promote commercial retail, and industrial uses to effectively help facilitate job growth in this area.

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

Applicant Response: This request seeks to change the current zone designation from MX-M to NR-C which will allow for commercial and/or light industrial manufacturing uses on vacant land. The applicant's site is located entirely in an Area of Change; therefore, this request helps to direct growth to Areas of Change.

Policy 5.6.2 Area 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 b) Encourage development that expands employment opportunities.
Sub policy e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
Sub policy f) Minimize potential negative impacts of development on existing residential uses with respect to noise stormwater runoff, contaminants, lighting, air quality, and traffic.

Applicant Response: This Zone Map Amendment request helps to direct growth to Centers and Corridors as the subject site is located entirely in an Area of

Change as well as being situated in the Bridge/Tower Blvd. Major Transit Corridor.

This request meets sub-criteria b) as it will encourage development that expands employment opportunities through the NR-C zone designation which allows for commercial, industrial, and retail uses while not allowing residential uses permissively.

This request meets sub-criteria e) as it encourages job creation near freight routes because the site is entirely located along a Primary Freight Corridor as shown in figure 8-6 on pg. 8-22 of the Comprehensive Plan.

This request meets sub-criteria f) as the landscape and stormwater requirements outlined in the IDO will help to minimize any potential negative impact on surrounding communities. Future development of this vacant land will also be subject to the applicable regulations of the Development Process Manual for stormwater runoff and management as well as transportation design.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.
Sub policy a) Provide appropriate transitions between uses of different non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
Sub policy b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

Applicant Response: This Zone Map Amendment request provides transitions for development abutting Areas of Consistency as the NR-C zone has a lower maximum height restriction at 38 ft. as compared to MX-M which has a maximum height restriction of 48 ft. The lower height of the NR-C zone will ensure views of the Sandia Mountains are maintained for nearby residents while allowing for a variety of commercial, retail, and light industrial uses that can help to create a sustainable balance of land uses.

This request meets sub-criteria a) as the IDO regulates the landscaping, setbacks, buffers, and height restrictions for future development which will act as a transition between uses effectively protecting the character of the neighborhood.

This request meets sub-criteria b) as the IDO designates adequate buffers for the potential use and the NR-C zone will not allow for new multi-family residential uses that could increase noise and create different traffic patterns that adversely impact the adjacent homes.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.
Sub policy b) Promote buildings and massing of commercial and office uses

adjacent to single-family neighborhoods that are neighborhood-scale, well designed, appropriately located, and consistent with the existing development context and neighborhood character.

Applicant Response: This request helps to promote infill development that enhances the built environment and/or blends in style and building materials with the surrounding structures and streetscape of the block by following building guidelines and development standards as outlined in the IDO.

This request meets sub-criteria b) as the NR-C zone designation promotes building designs that are more compatible with the adjacent single-family neighborhoods compared to MX-M. The surrounding residential neighborhoods zoned R-1 and R-T have a maximum building height of 26 ft. The NR-C zone has a maximum building height of 38 ft. which is more compatible with the character and integrity of the surrounding neighborhood as compared to MX-M which has a maximum building height of 48 ft. The specific use standards for NR-C in the IDO provide an additional layer of protection as well.

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

Applicant Response: This request will help to create places where business and talent will stay and thrive because the NR-C zone will help to facilitate the potential development of a currently vacant lot. The development of the subject site will result in a large investment into the area that can attract more potential businesses to the area. The re-zoning and development of this site will allow new and existing businesses to stay and thrive.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development, intensities, densities, uses, and building scales to encourage economic development opportunities.
Sub policy a) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

Applicant Response: This request fosters a range of different development intensities and uses to encourage economic development opportunities by expanding commercial, retail, and light industrial land uses to create more jobs.

This request meets sub criteria a) by investing in the Bridge/Tower Blvd. Corridor and allowing for the creation of employment opportunities through the zone change to NR-C which will allow light industrial manufacturing and the creation of new jobs at a range of salary levels.

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

Applicant Response: The subject site is currently and has historically remained vacant which does not contribute economically to the city. This request helps to encourage economic development efforts that improve quality of life and foster a robust, resilient, and diverse economy because the NR-C zone allows for a variety of commercial, retail, and light industrial land uses that can help to

generate revenue for the city. This request helps to encourage development in the Bridge/Tower Blvd. Major Transit Corridor, which can help to increase quality of life for existing residents by providing new development options for the property.

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

Applicant Response: This request seeks to rezone approximately .6767 acres of land to NR-C which will allow for the creation of new jobs through the commercial, retail, and light industrial manufacturing use permitted within that zone. The site is located on the West Side in addition to being in an Area of Change as well as a Major Transit Corridor, all of which are targeted areas for new employment growth as outlined in the ABC Comprehensive Plan.

Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development.

Applicant Response: This Zone Map Amendment will emphasize local business as the applicant is a local property owner that is seeking to develop their property in the near future which will provide employment opportunities for the surrounding community through the proposed development and use of the property as allowed under the NR-C zone.

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 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.

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 site is located entirely in an Area of Change; therefore, 6-7(G)(3)(c) applies to this request.

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 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).

Applicant Response: This request meets criteria three since the current zone designation MX-M allows for the creation of townhouses, live-work, and multi-family dwelling units as permissive primary which if developed will contribute negatively to the unequal housing to jobs ratio on the west side. The change to NR-C will prevent the development of most dwelling unit types but allow for commercial, retail, and light industrial development which will generate jobs in that area. Live-work dwelling units are a conditional accessory use in the NR-C zone; therefore, residents in the surrounding residential neighborhood and property owners in the vicinity would have standing to voice their concerns or support for a conditional use request through the ZHE. The conditional use process is yet another layer of protection for the surrounding community to evaluate and prevent undesirable uses from occurring.

In addition, the change to NR-C furthers several Comp Plan policies such as a resilient economy, infill development, sustainable land uses, and maintaining adequate portions of land zoned for commercial and retail uses as described above. Additionally, the request NR-C zone will help to direct growth where it is desired as the subject property's location is in an Area of Change and a Major Transit Corridor. Finally, the allowable heights in the NR-C zone are more consistent with the character and building form of the surrounding residential neighborhoods as compared to the MX-M zone.

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 14-16-4-3 are associated with that use will adequately mitigate those harmful impacts.

Applicant Response: The requested zone of NR-C does not include permissive uses that would be harmful to adjacent properties. MX-M and NR-C have similar uses both of which can help to create complete vibrant communities. The major difference in these zones is the industrial uses. NR-C allows for light manufacturing which is prohibited in the MX-M zone and the MX-M zone allows multi-family residential (up to 4 stories in height) and NR-C does not. Currently, the parcel to the east side of the site is zoned NR-C and it has not created negative impacts on the surrounding communities. Additionally, the NR-C zone is more advantageous to job creation as it allows for industrial, commercial, and retail uses whereas MX-M inhibits industrial uses.

Uses that can be considered harmful to adjacent residential properties that are currently prohibited in the MX-M zone include heavy vehicle and equipment

sales/repair and construction and contract facility yards. Uses that are prohibited in MX-M but would be conditional primary in NR-C are outdoor vehicle storage and amphitheaters. There are several uses that could be considered harmful to adjacent property owners that are permissive in NR-C and conditional in MX-M which include campground or recreational vehicle park, self-storage, building or home improvement stores, large general retail, warehousing, wholesaling, and distribution centers.

The three uses which will become permissive primary in NR-C that are currently prohibited in MX-M will be discussed further regarding their potential harm, in addition to two uses that were conditional primary in MX-M and will be primary permissive in the NR-C zone

1. Heavy vehicle and equipment sales, rental, fueling, and repair: The IDO requires that vehicle repairs, servicing, and maintenance be conducted indoors which can help to mitigate the sounds and smells associated with this type of land use which adds extra safety protections for the nearby residents. Additionally, there are strict fueling regulations dictated by the EPA, State, and local agencies such as the New Mexico Air Quality Control Board all of which help to ensure the safety and overall health of residents who may live nearby these types of uses. Finally, there are use-specific requirements defined in section 4-3(D)(17) of the IDO which will further regulate the use.
2. Construction and contractor facility yard: The IDO states this use can be conducted outdoors which could have a negative impact on surrounding residents due to noise. Section 4-3(D)(25)(c) of the IDO states that if this use if within 330 ft of a residential neighborhood it is subject to a conditional use permit and will need to go before the ZHE before it is granted. The subject property abuts a residential neighborhood; therefore, this use will become conditional.
3. Light manufacturing: IDO section 4-3(E)(4)(a) requires that this use be conducted within a fully enclosed portion of a building which can help to mitigate the negative effects of this use on neighboring residential properties. Section 4-3(E)(4)(b) states incidental storage areas are allowed outside of the fully enclosed portions of a building but must be screened from view from each property which further provides protections for residential neighbors. Additionally, there are edge and buffer requirements that will help to mitigate any negative impacts on surrounding residential neighborhood.
4. Warehousing: This use is currently conditional primary in the MX-M zone and will become permissive primary in the NR-C zone. Warehousing is described in the IDO as a building used primarily for the storage of goods for transport or distribution but not for sale to the general public. Traffic patterns should not be adversely impacted because of the warehousing use does not sell goods to the general public which will greatly limit the number of daily visits to the site. Additionally, this use will be subject to a traffic scoping analysis by the City Traffic Engineer to determine the potential impact on the surrounding roadways. Warehousing in general is

conducted indoors which can help to mitigate any harmful impacts associated with this use.

For a complete comparison of all allowable uses in MX-M please refer to figure 1 below.

Figure 1. Allowable Uses for MX-M compared to NR-C

A=Permissive Accessory T= Temporary CA=Conditional Accessory
P=Permissive Primary C=Conditional Primary Blank Cell=Not Allowed
CV=Conditional if Structure is Vacant for 5 years or more

Allowable Uses	MX-M	NR-C
Dwelling, townhouse	P	
Dwelling, live-work	P	CA
Dwelling, multifamily	P	
Assisted living facility or nursing home	P	
Community residential facility, small/large	P	
Dormitory	P	
Group home small/medium	P	
Group home large	C	
Community center or library	P	C
Kennel	C	P
Nursery	A	P
Residential community amenity, indoor	P	
Campground or recreational vehicle park	C	P
Heavy vehicle and equipment sales, rental, fueling, and repair		P
Outdoor vehicle storage		C
Construction and contractor facility yard		P
Self-storage	C	P
Amphitheater		C
Residential community amenity, outdoor	P	
Other outdoor entertainment	A	P

Building and home improvement materials store	C	P
General retail large	C	P
Helipad	CA	A
Park-and-ride lot	P	C
Light manufacturing		P
Recycling drop-off bin facility	A	P
Warehousing	C	P
Wholesaling and distribution center	C	P
Family care facility	A	
Home occupation	A	
Independent living facility	A	
Other use accessory to residential primary use	A	
Safe outdoor space	CT	T

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 criteria:

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 criteria one as the site's location was part of the recent Bridge Blvd. public improvements project. Currently, although the site is vacant, there is newly installed curb and gutter, a new public sidewalk, and a new bicycle lane along the entire street frontage of the property. There is also a newly constructed curb cut and driveway apron that provides safe and direct access to the site from Bridge Blvd.

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's Response: The justification for the Zone Map Amendment is not completely based on the property's location on a major street (Bridge Blvd.)

instead it is being based on the numerous advantages it will bring to the community as outlined in the policy analysis section such as infill development, jobs to housing balance, sustainable land use, and economic vitality. This request can help to strengthen the existing community by allowing for the development and investment in the subject site which is currently and has historically remained vacant. The development of this site can help to incentivize future development in the area while providing for a variety of land uses.

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

Applicant's Response: The justification for the Zone Map Amendment is not being based solely on the cost of land rather it is being based on the advantages it will bring to the community by inhibiting the construction of dwelling units and allowing for the creation of jobs. The property has remained vacant, which has created a neighborhood nuisance allowing vagrancy, crime, and illegal activity.

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (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 the 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 Zone Map Amendment request does not create a spot zone, rather it would create contiguous zoning with surrounding parcels on the northeast and eastern sides of the site.

Conclusion: The requested zone change to NR-C for the Old Coors and Bridge Blvd site will provide numerous benefits to the surrounding community as outlined in the above goals and policies. On behalf of José and Ailda Martinez, we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment.

Sincerely,

Jonathan Turner
Zoning Specialist

STAFF INFORMATION

July 25, 2023

TO:	Consensus Planning
FROM:	Robert Messenger, AICP, Senior Planner City of Albuquerque Planning Department
TEL:	(505) 924-3837
RE:	PR-2020-003911 RZ-2023-00022 – ZMA – EPC, 1021 Old Coors Dr. SW

I've completed a first review of the proposed zone change request. I have a few questions and several suggestions that will help strengthen the justification. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zone change justification letter by **12 pm on Tuesday, August 1st, 2023**.

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

1) Introduction:

Additional items may arise as the case progresses. If so, I will inform you immediately.

2) Key Issues/Project Request:

A. The request is for a zone map amendment from NR-C to MX-M. Why are you requesting the MX-M zone?

B. Explain how MX-M zoning would be the best zone district based on review criteria IDO 14-16-6-7 (G)(3) and acknowledge that the request is for the whole category of uses allowed under MX-M zoning.

C. If the intent is to consolidate lots, why not change the western parcel to NR-C? The PRT notes indicate that this was the original intent.

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-and-commissions/environmental-planning-commission/

B. Timelines and EPC calendar: the EPC public hearing for August is 8:40 am on the 17th. Final staff reports will be available one week prior, on August 10th.

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

D. Agency comments will be distributed as they come in. I will email you a copy of all the comments compiled and will forward any late comments to you.

4) Project Letter/ General:

A. The Chair of the EPC is David Shaffer, and not Tim MacEachan. Please update.

B. Planning Context:

1. Update Comp Plan definitions/descriptions of "Major Transit Corridor". Note that the description on page 5-17 does not mention "intended to feature predominately industrial, business, and retail-related land uses."

2. Remove references to employment center, Renaissance Employment Center, NR-GM zoning, industrial uses, and all other references that do not apply to the subject site. Update planning context to the uses of the subject site and its surroundings. Description of planning context on page 2 needs to be consistent with responses to Goals, Policies, and Criteria.

C. Zoning and Land Use:

1. Include purpose of MX-M zone.

2. Include zoning and land use description for subject site in Table 1. Surrounding Zoning and Land Use.

5) Notification & Neighborhood Issues:

Have any property owners within 100 feet of the subject property or members of the public contacted you? Are you aware of any concerns?

6) Zone Map Amendment (zone change)- Concepts & Research:

Refer to the link provided below for examples of Zone Map Amendments staff reports:

https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

7) Zone Map Amendment (zone change)- Section by Section:

Please incorporate the following to provide a strengthened, improved response to 14-16-6-7 (G)(3):

A. 6-7(G)(3)(a): Please provide more Goals and Policies that are applicable to the request.

1. Regarding Goal 1, the response needs to show that the request will enhance, protect, and preserve a "distinct community." Show how the subject site and surroundings are distinct.

2. Note that Policy 4.1.1. is not applicable because a zone change itself cannot guarantee quality development. Also, because high schools are permissible in both the NR-C and MX-M zones, changing to MX-M will not ensure the prevention of siting a high school near an industrial community.

B. 6-7(G)(3)(c): Strengthen response to show how a different zone district is more advantageous to the community. Parcels to the north and east of the subject site are also zoned NR-C; why would changing from NR-C to MX-M be better for the community?

C. 6-7(G)(3)(d): Strengthen response to discuss Use-specific Standards and directly respond to the question of harm. Need to demonstrate why the existing zoning is inappropriate. Use table needs to be complete and show ALL residential and group living uses that would become permissible in MX-M.

D. 6-7(G)(3)(f): Not Sufficient. Strengthen response to show that, although the subject site is located along a major street, the justification is not ***completely*** based on the location on a major street.

E. 6-7(G)(3)(g): Make response more precise.

8) Conclusion:

Please rewrite conclusion to refer only to the subject site at 1021 Old Coors Dr. SW. Remove references to "active rail spur" and any other land uses not associated with the subject site or its immediate surroundings.

NOTIFICATION

From: Carmona, Dalaina L.
To: Jonathan Turner
Subject: Bridge Blvd. in between Old Coors and Cortez Neighborhood Meeting Inquiry Sheet Submission
Date: Wednesday, September 6, 2023 9:49:19 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
ZoneAtlasPage2.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Alamosa NA	Jeanette	Baca	jeanettebaca973@gmail.com	900 Field SW	Albuquerque	NM	87121	5053792976	5058362976
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976

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

Please note the following:

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

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

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

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

Thank you.

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

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

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, September 5, 2023 9:07 PM
To: Office of Neighborhood Coordination <turner@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Jonathan Turner
Telephone Number
505-764-9801
Email Address
turner@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

A TRACT OF LAND LYING WEST OF & ADJ TO TRS A &B LOS ALTOSADDN BLK 5 EXC LOT 12 & THE WESTERLY 26.2 FT OF LOT 13CONT 29475 SF M/L

Physical address of subject site:

Unaddressed- see Zone Atlas pg.

Subject site cross streets:

Bridge Blvd. in between Old Coors and Cortez

Other subject site identifiers:

This site is located on the following zone atlas page:

L-11

Captcha

x

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

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

Date of Request*: 9/6/23

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)*: Alamosa NA, Los Altos Civic Association, South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Jeanette Baca,Jerry Gallegos,Darlene Solis, Athena LaRoux, Luis Hernandez Jr., and Jerry Gallegos

Email Address* or Mailing Address* of NA Representative[1]: jeanettebaca973@gmail.com; jgallegoswccdg@gmail.com; darlenesolis.laca@gmail.com; athenalaroux@yahoo.com; luis@wccdg.org; jgallegoswccdg@gmail.com

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

Email address to respond yes or no: turner@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:

Applicant is not requesting to meet, only to make application

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

1. Subject Property Address* Unadressed- Legal desription: A TRACT OF LAND LYING WEST OF & ADJ TO TRS A & B LOS ALTOS ADDN BLK 5 EXC LOT 12 & THE WESTERLY 26.2 FT OF LOT 13

   Location Description on the north side of Bridge Blvd in between Old Coors and Cortez Dr
2. Property Owner* Jose Alfredo & Ailda Martinez
3. Agent/Applicant* *[if applicable]* Consensus Planning
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request[3]*:

A zone map amendment to create 1 uniform NR-C zone for both lots owned by applicants

Currently the eastern lot (.65 AC) is already NR-C and the subject lot is MX-M (.67 AC)

5. This type of application will be decided by*: ☐ City Staff

   OR at a public meeting or hearing by:

   ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)

   ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

   ☐ City Council

6. Where more information about the project can be found*[4]:

   Contact- Jonathan Turner w/ Consensus Planning @ turner@consensusplanning.com -or- 505-764-9801 x109

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

1. Zone Atlas Page(s)*[5] L-11
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

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

   Explanation:

   N/A- No deviations, variances, or waivers are being requested

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: *http://data.cabq.gov/business/zoneatlas/*

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

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

☐ b. Access and circulation for vehicles and pedestrians.*

☐ c. Maximum height of any proposed structures, with building elevations.*

☐ d. **For residential development***: Maximum number of proposed dwelling units.

☐ e. **For non-residential development***:

- ☐ Total gross floor area of proposed project.
- ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:
   a. Area of Property *[typically in acres]* .67 Acres
   b. IDO Zone District MX-M
   c. Overlay Zone(s) *[if applicable]* N/A
   d. Center or Corridor Area *[if applicable]* Bridge/Tower Blvd Major Transit Corridor
2. Current Land Use(s) [*vacant, if none*] Vacant undeveloped

_____

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: _____ *[Other Neighborhood Associations, if any]*

_____

_____

_____

_____

[6] Available here: https://tinurl.com/idozoningmap

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 9/6/23

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*: See attached

Mailing Address*: See attached

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

1. Subject Property Address* 1021 Old Coors Dr NW (western parcel- Unaddressed)
   Location Description on Bridge Blvd SW in between Old Coors and Cortez
2. Property Owner* Jose Alfredo & Ailda Martinez
3. Agent/Applicant* *[if applicable]* Agent: Consensus Planning, Applicant: Jose Alfredo & Ailda Martinez
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)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: Zoning Map Amendment

   Summary of project/request[1]*:

   Zoning Map Amendment to change the zoning from MX-M to NR-C
5. This application will be decided at a public meeting or hearing by*:

   ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)

   ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

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

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

Date/Time*: 9/21/2023 @ 8:40am

Location*[2]: Via Zoom https://cabq.zoom.us/j/2269592859
or call 1 301 715 8592 and enter Meeting ID: 226 959 2859

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

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

6. Where more information about the project can be found*[3]:
Please call or email turner@consensusplanning.com 505-764-9801

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

1. Zone Atlas Page(s)*[4] L-11
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*:
   N/A

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:
   N/A- The affected Neighborhood Associations declined a meeting regarding this request.

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

   N/A ☐ a. Location of proposed buildings and landscape areas.*
   ☐ b. Access and circulation for vehicles and pedestrians.*
   ☐ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

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:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 0.6767 acres
2. IDO Zone District MX-M Mixed-Use Medium Intensity
3. Overlay Zone(s) *[if applicable]* N/A
4. Center or Corridor Area *[if applicable]* Bridge/Tower Blvd Major Transit Corridor

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

From:	Jonathan Turner
To:	luis@wccdg.org; jgallegoswccdg@gmail.com; jeanettebaca973@gmail.com; jgallegoswccdg@gmail.com
Subject:	1021 Old Coors Dr SW- PR-2020-003911_RZ-2023-00022
Date:	Wednesday, September 6, 2023 11:21:00 PM
Attachments:	CABQ-Official_public_notice_form2.pdf ZoneAtlasPage2.pdf N.A. Emailed-Notice-PublicMeetingHearing2.pdf PRT 22-189 Notes_1021 Old Coors.pdf

---

September 6, 2023

Re: 1021 Old Coors Dr SW - Zone Map Amendment for the Eastern parcel legally described as:

A TRACT OF LAND LYING WEST OF & ADJ TO TRS A & B LOS ALTOS ADDN BLK 5 EXC LOT 12 & THE WESTERLY 26.2 FT OF LOT 13 CONT 29475 SF M/L

Dear Neighborhood Association members:

On behalf of Jose Alfredo and Ailda Martinez, Consensus Planning, Inc. is providing you with a second notice that our application for a Zone Map Amendment, which you were previously notified about on May 25, 2023, has been deferred until the September 21st EPC hearing. The case will be heard at a public hearing before the City's Environmental Planning Commission on September 21, 2023 at 8:40 am. The required notice forms and information regarding the public hearing are included in this mailed notice. Additionally, through working with City planning staff since May, we have decided to change the eastern parcel's zoning designation from MX-M to NR-C to make it the same zone designation as the eastern parcel that fronts Old Coors Dr. One of the benefits to the community by re-zoning the western parcel to NR-C instead of the previous request to retain the MX-M zone, is that the NR-C zone does not allow multi-family residential apartment development, and the maximum building height is 38 ft. instead of the 48 ft. maximum building height of the current MX-M zone. We also believe that the NR-C zoning designation will have less potential to create negative impacts on the adjacent Los Altos neighborhood or the surrounding community. Furthermore, the NR-C zone is already the established zone designation for all of the properties along Old Coors Dr on both sides of the street in this area and has proven to be compatible with the surrounding residential land uses.

The main purpose of the Zone Map Amendment is to make the two parcels of the Martinez's property the same zoning to create consistency. The Zone Map Amendment will also help facilitate any future development of the land by creating one uniform zoning designation for the property, which will promote consistent zoning map patterns in the area and create predictability in zoning and potential land uses.

Per the IDO section 14-16-6-4 public notice to all affected Neighborhood Associations is required. Please email turner@consensusplanning.com
Or call 505-764-9801 x109 with any questions or concerns regarding this notice.

Kind regards,

Jonathan Turner
Consensus Planning, Inc.

302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801 x109

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

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: A Zone Map Amendment from MX-M to NR-C	
Decision-making Body: EPC	
Pre-Application meeting required:	☒ Yes ☐ No
Neighborhood meeting required:	☒ Yes ☐ No
Mailed Notice required:	☒ Yes ☐ No
Electronic Mail required:	☒ Yes ☐ No
Is this a Site Plan Application:	☐ Yes ☒ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application: 1021 Old Coors Drive SW	
Name of property owner: Jose Alfredo and Ailda Martinez	
Name of applicant: Jose Alfredo & Ailda Martinez	
Date, time, and place of public meeting or hearing, if applicable: 9/21/23 @ 8:40 AM via Zoom	
Public Zoom meeting: https://cabq.zoom.us/j/2269592859 or call 1 301 715 8592 and enter Meeting ID: 226 959 2859	
Address, phone number, or website for additional information:	
Please call or email turner@consensusplanning.com 505 764 9801 x109	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☒ Zone Atlas page indicating subject property.	
N/A ☐ Drawings, elevations, or other illustrations of this request.	
☒ Summary of pre-submittal neighborhood meeting, if applicable.	
☒ Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

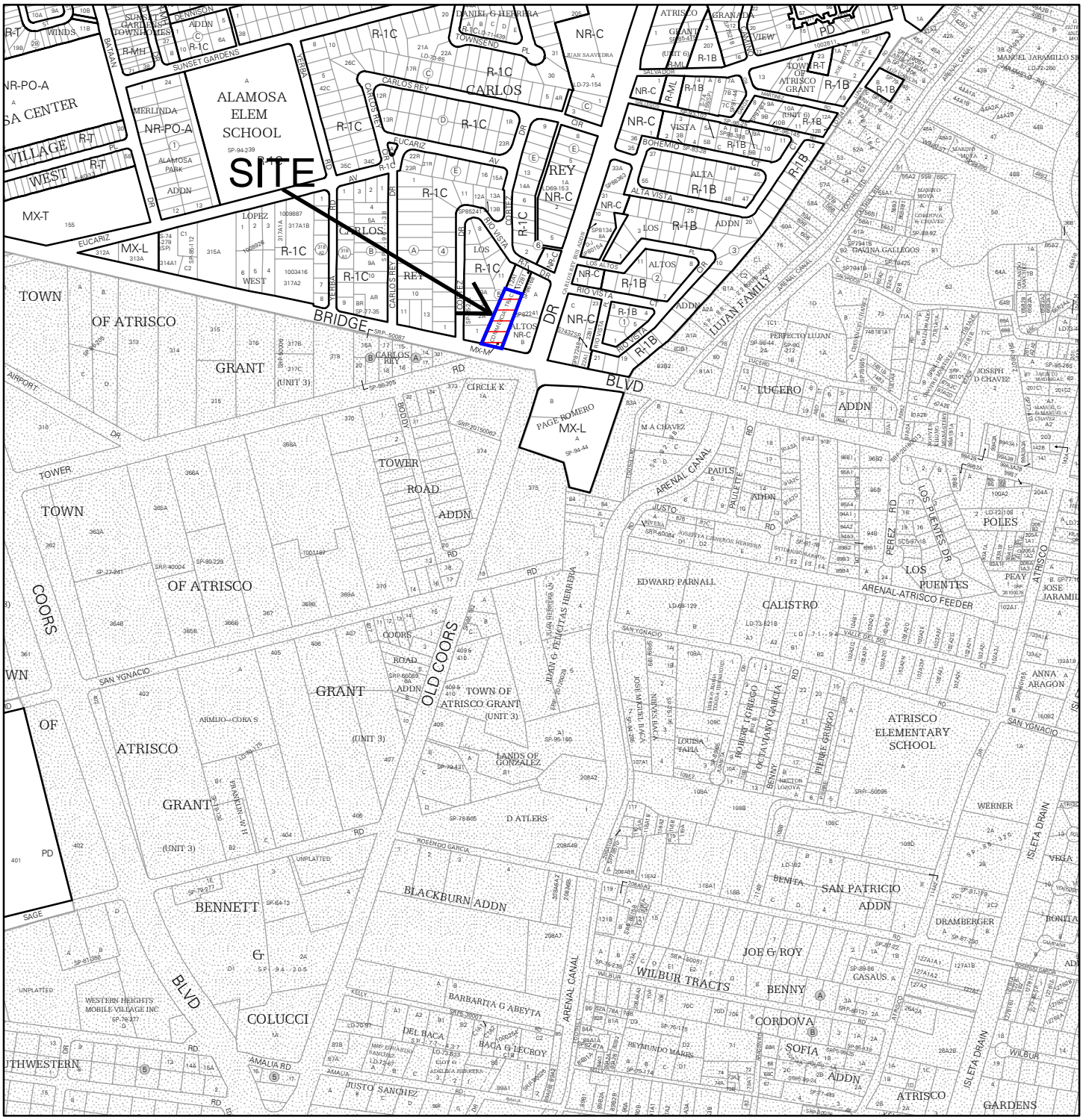
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Jonathan Turner (Applicant signature) 9/6/23 (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.*

N/A

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☐ a. Location of proposed buildings and landscape areas.
☐ b. Access and circulation for vehicles and pedestrians.
☐ c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
☐ e. For non-residential development: ☐ Total gross floor area of proposed project. ☐ Gross floor area for each proposed use.



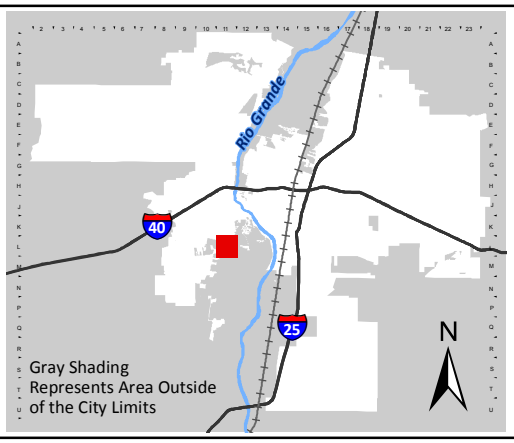
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



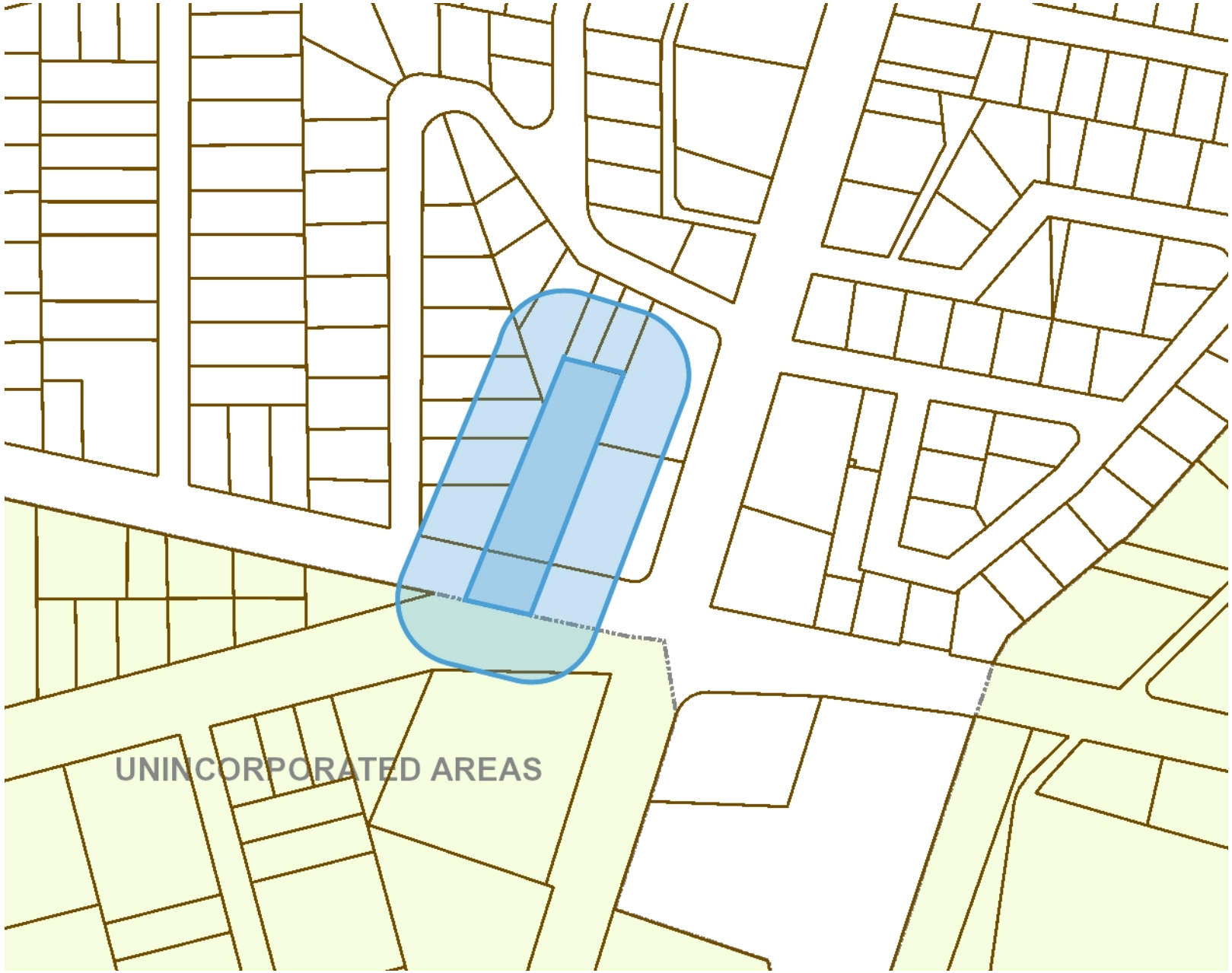
Zone Atlas Page:

L-11-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

Feet: 0 250 500 1,000

Property owners buffer map 2



Legend

- Bernalillo County Parcels
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED

Notes

Map prepared by Consensus Planning on 9/6/23

442 0 221 442 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/7/2023

© City of Albuquerque

1: 2,651

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

GURROLA MARIA DE JESUS CAMPOS

5912 RIO VISTA CIR SW

ALBUQUERQUE NM 87121-3370

GARCIA GERARD

5916 RIO VISTA DR SW

ALBUQUERQUE NM 87121

ARAGON MALANIE ROSE

1264 CORTEZ DR SW

ALBUQUERQUE NM 87121-3312

CORTEZ INEZ & MARTIN ALCALA

5908 RIO VISTA SW

ALBUQUERQUE NM 87121

ATENCIO MICHAEL P & CARMEN R TRUSTEES ATENCIO RVT

1256 CORTEZ DR SW
ALBUQUERQUE NM 87121

MARTINEZ JOSE ALFREDO & AILDA

108 GORE AVE SE

ALBUQUERQUE NM 87105

RITAS APARTMENTS LLC

1248 CORTEZ DR SW

ALBUQUERQUE NM 87121-3312

CARRILLO GABINO & MAGALY

2239 PAJARITO RD SW

ALBUQUERQUE NM 87105-6639

VIGIL RICHARD G & MARY HELEN

5904 RIO VISTA DR SW

ALBUQUERQUE NM 87105

MONTES DAVID & SYLVIA

1258 CORTEZ DR SW

ALBUQUERQUE NM 87121

BERNALILLO COUNTY C/O COUNTY MANAGER

415 SILVER AVE SW
ALBUQUERQUE NM 87102-3225

CIRCLE K STORES INC

PO BOX 52085

PHOENIX AZ 85072-2085

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

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FIRST-CLASS
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SEP 06 2023

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SIGN POSTING AGREEMENT

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a $10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 9/6/23 To 10/6/23

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

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

Jonathan Turner (Applicant or Agent) 9/6/23 (Date)

I issued 1 signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____

Revised 2/6/19

REQUEST
A ZONE MAP AMENDMENT
FROM MX-M TO- NR-C
The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 600 2nd St. NW, on SEPTEMBER 21ST, 2023 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
Required to be posted from 9/6/23 to 10/6/23
by CONSENSUS PLANNING 505-764-9801 X9
applicant/agent phone
REFER TO FILE# PR-2020-003911/RZ-2023-00022
It is illegal for an unauthorized person to remove or tamper with this sign
WEDNESDAY
9 6 2023