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OFFICIAL NOTIFICATION OF DECISION

September 21, 2023

José Alfredo and Ailda Martínez
3500 Bareback Pl. SW
Albuquerque, NM 87105

Project # PR-2020-003911
RZ-2023-00022– Zoning Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for Jose Alfredo and Ailda Martinez, requests a zoning map amendment from MX-M to NR-C, for 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, approximately 0.7 acre (L-11)
Staff Planner: Robert Messenger

On September 21, 2023 the Environmental Planning Commission (EPC) voted to **APPROVE** Project # PR-2020-003911/ RZ-2023-00022– Zoning Map Amendment (Zone Change), based on the following Findings:

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

- B. 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.

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. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.
- B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **October 6, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/RM

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