

The Long-Range staff recommends denial of the zoning amendment PR-2019-003120 for the following reasons: The applicant has not demonstrated that the proposed amendment would reinforce or strengthen the established character of the surrounding Area of Consistency to be advantageous to the community according to relevant Comp Plan Goals and Policies; including Goals within Land Use, Comp Plan Chapter 5, Policy 5.2.1. that aims to “create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods” (p. 5-33, Albuquerque/Bernalillo County Comp Plan); positioned by Policy 5.4.2.a to “ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth” (p. 5-38, Comp Plan); guided alongside Community Identity principles for Strong Neighborhoods promoting for the provision of establishments that promote revitalization and growth where desired, Community Health principles that provide for “a range of amenities” that reduce “the need to drive” (p. 4-3, Comp Plan), and Land Use principles for Strong Neighborhoods providing for an appropriate mix of land use that “protects and enhances neighborhood character and vitality”(p. 5-3, Comp Plan).

You will also find that there are less amounts of Mixed-Use Transition Zones in the SW Mesa Community Planning Area (CPA) and West of the Rio Grande, that provide for transitions between residential neighborhoods and more intense commercial areas and also provide for a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses, allowing for a more fruitful engagement of residents and activity.

Because the proposal does not promote adequate capacity for a mix of uses to support additional job growth appropriately desired for this neighborhood, nor promotes consistency and flux to change presently provided by the current MX-T designation; would be adding upon an already present self-storage population within the area – recognized by a voice from the community, and disengages from Albuquerque/Bernalillo County Comprehensive Goals and Policies for development to maintain Strong Neighborhoods and Community Health guidelines; evidentially, the proposal for a zone change at this particular site is recommended as insufficient for applicability.

### IDO ZONING DISTRICT

