



**Environmental  
Planning  
Commission**

*Agenda Number: 4  
Project Number: 1010096  
Case #: 14EPC-40037  
August 14, 2014*

**Supplemental Staff Report**

<b>Agent</b>	Tierra West, LLC
<b>Applicant</b>	Southwest Regional Council of Carpenters
<b>Request</b>	<b>Zone Map Amendment</b>
<b>Legal Description</b>	Tract A-4A, Luecking Park Complex No. 2 and No. 3
<b>Location</b>	East of Interstate 25 between Comanche Road and Vassar Drive
<b>Size</b>	Approximately 2.4 acres
<b>Existing Zoning</b>	SU-1 for Office Park, PRD and Related Uses
<b>Proposed Zoning</b>	M-1

**Staff Recommendation**

**APPROVAL** of Case #: 14EPC-40037 based on the Findings beginning on Page 1.

**Staff Planner**

**Lorena Patten-Quintana, Planner**

**Summary of Analysis**

This request is for a Zone Map Amendment for a site located East of Interstate 25 between Comanche Road and Vassar Drive. The site is vacant.

At the July 10 EPC hearing, the request was deferred at the applicant’s request to allow the applicant to meet with New Mexico Credit Union representatives who are in opposition to the proposed zone map amendment. The case was deferred to August 14, 2014 to allow the two parties’ time to meet and resolve the private agreement issues discussed at the July hearing.

The proposal is generally consistent with the applicable policies of the Comprehensive Plan. The applicant’s agent has adequately justified the zone change request as being more advantageous to the community pursuant to R-270-1980. Residents within 100 feet were notified. The credit union is the only known opposition. Staff recommends approval of the Zone Map Amendment.



City Departments and other interested agencies reviewed this application from 06/02/2014 to 06/18/2014. Agency comments used in the preparation of this report begin on Page 18 of the original staff report.

***I. DEFERRAL & UPDATE***

This request (14EPC-40037) was deferred, at the applicant's request, at the July 10, 2014 Environmental Planning Commission (EPC) hearing for 30 days. Additional time was requested to allow the applicant to meet with the representatives of the New Mexico Educators Federal Credit Union to negotiate terms of a private agreement.

The applicant reports that the parties have had several meetings and are still in negotiation.

Staff maintains their recommendation of APPROVAL subject to the following Findings of Fact.

***II. FINDINGS - 14EPC-40037 August 14, 2014 - Zone Map Amendment***

1. This is a request for a Zone Map Amendment for Tract A-4A, Luecking Park Complex No. 2 and No. 3, containing approximately 2.4 acres and located East of Interstate 25 between Comanche Road and Vassar Drive.
2. The applicant proposes to change the zone from SU-1 for Office Park, PRD and Related Uses as shown on the approved Site Plan for Subdivision (DRB-97-417) to M-1 zoning.
3. The subject site is in the Established Urban Area of the Comprehensive Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan is incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Albuquerque/Bernalillo Comprehensive Plan policies:
  - A. Policy II.B.5d – The development regulations listed under the M-1 zone are appropriate for this location because of its adjacency to the interstate and its location within an area predominantly developed with office, manufacturing and industrial uses.

- B. Policy II.B.5e – The proposal allows for new growth on a vacant property that is no longer needed for a drainage pond and is contiguous to existing urban facilities and service.
  
- C. Policy II.B.5k – The residential neighborhoods will be protected from traffic because the project is separated from nearby neighborhoods with other retail and office development. The North Diversion Channel provides a natural buffer between the project area and the neighborhood.
  
- D. Policy II.C.1.c –The proposed project will maintain traffic flow through existing access points.
  
- E. Goal II.D.4 – T he proposal provides land uses adjacent to Interstate 25 that will utilize the frontage roads and existing arterials. Existing pedestrian paths on the abutting property provide a balanced circulation system.
  
- F. Policy II.D.6a –The additional uses will allow for a variety of employment opportunities and occupational skills.

6. The request partially furthers the following, applicable Albuquerque/Bernalillo Comprehensive Plan policy:

Policy II.B.5i – Once incorporated into the site to the south, the area will provide employment and services that will compliment residential uses because the site development plan shows office, retail and restaurant uses. The applicant did not address noise, lighting or pollution.

7. The request does not further the following, applicable Albuquerque/Bernalillo Comprehensive Plan policy:

Policy II.B.5j – While the zone is consistent with surrounding commercial uses, the applicant only mentioned the first line of the policy and the bullets beneath. The applicant therefore did not address the policy.

8. The applicant has justified the Zone change request pursuant to *Resolution 270-1980* as follows:
- A. Section A. The proposal meets this policy because it is similar in use to existing surrounding uses, provides infill development, and allows for a variety of employment opportunities. The proposal is consistent with the health, safety, morals, and general welfare of the city.
  - B. Section B. The proposal will help stabilize the area because it would provide zoning and uses consistent with the property to the south which is also under the same ownership. The intent is to combine the parcels into one mixed-use development. The zone change and proposed lot consolidation will provide land use stability.
  - C. Section C. The proposal is not in conflict with, but rather supports applicable goals and policies of the Comprehensive Plan. Staff agrees the proposal furthers Land Use Policies 5d, 5e, 5i, 5j, 5k, and Air Quality Policy 1c and Economic Development Policy 6a.
  - D. Section D. The proposal to change the zone to be consistent with the property to the south is based on the changed condition that occurred when the need for the pond was eliminated. Additionally, the M-1 use category, which is compatible with existing area uses, is more advantageous to the community because it will allow for a variety of employment opportunities.
  - E. Section E. The proposal would not be harmful to adjacent property, the neighborhood, or the community because the project is buffered from residential uses by surrounding commercial uses and the North Diversion Channel.
  - F. Section F. The request would not require major or unprogrammed capital expenditures by the City.
  - G. Section G. Economic considerations are a factor, but the applicant is not raising them as the determining factor for the request.
  - H. Section H. The subject site's location is not being used as justification for the zone change.

- I. Section I. The applicant has demonstrated in the response to Section C that the proposed change would facilitate realization of the Comprehensive Plan.
  - J. Section J. The request would not result in a strip zone. The subject site does not constitute a “strip of land along a street”.
9. There are no Neighborhood and/or Homeowner Associations in the vicinity. The District 7 Coalition of Neighborhood Associations, the North Valley Coalition and all property owners within 100 feet of the subject site were notified.

***RECOMMENDATION - 14EPC-40037 August 14, 2014***

**APPROVAL of project #1010096, a request for Zone Map Amendment from SU-1 for Office Park, PRD and Related Uses to M-1 for Tract A-4A, Luecking Park Complex No. 2 and No. 3, based on the preceding Findings.**

***Lorena Patten-Quintana  
Planner***

***Notice of Decision cc list:***

- R. Sowell, Southwest Regional Council of Carpenters, 533 S. Fremont Ave Floor 9, Los Angeles, CA 90071
- Ron Bohannan, 5571 Midway Park Place NE, Albuquerque, New Mexico 87109
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