



Environmental Planning Commission

**Agenda Number: 5
Project Number: 1000032
Case #: 13EPC-40123
September 12, 2013**

Supplemental Staff Report

Agent	Consensus Planning
Applicant	Oxbow Town Center, LLC
Request	Sector Development Plan Map Amendment / Land Use Change
Legal Description	Tracts X-1-A2 (portion of Parcel A) & X-2-A (Parcel B), University of Albuquerque Urban Center
Location	St. Joseph Drive NW between Coors Blvd. and Atrisco Drive
Size	Approximately 47.7 acres
Existing Zoning	SU-3 for Mixed Use (office uses)
Proposed Zoning	SU-3 for Mixed Use (townhouses)

Staff Recommendation

Staff recommends a recommendation of DENIAL to the City Council for Case #13EPC-40123 based on the Findings beginning on Page 12.

**Staff Planner
Carrie Barkhurst**

Summary of Analysis

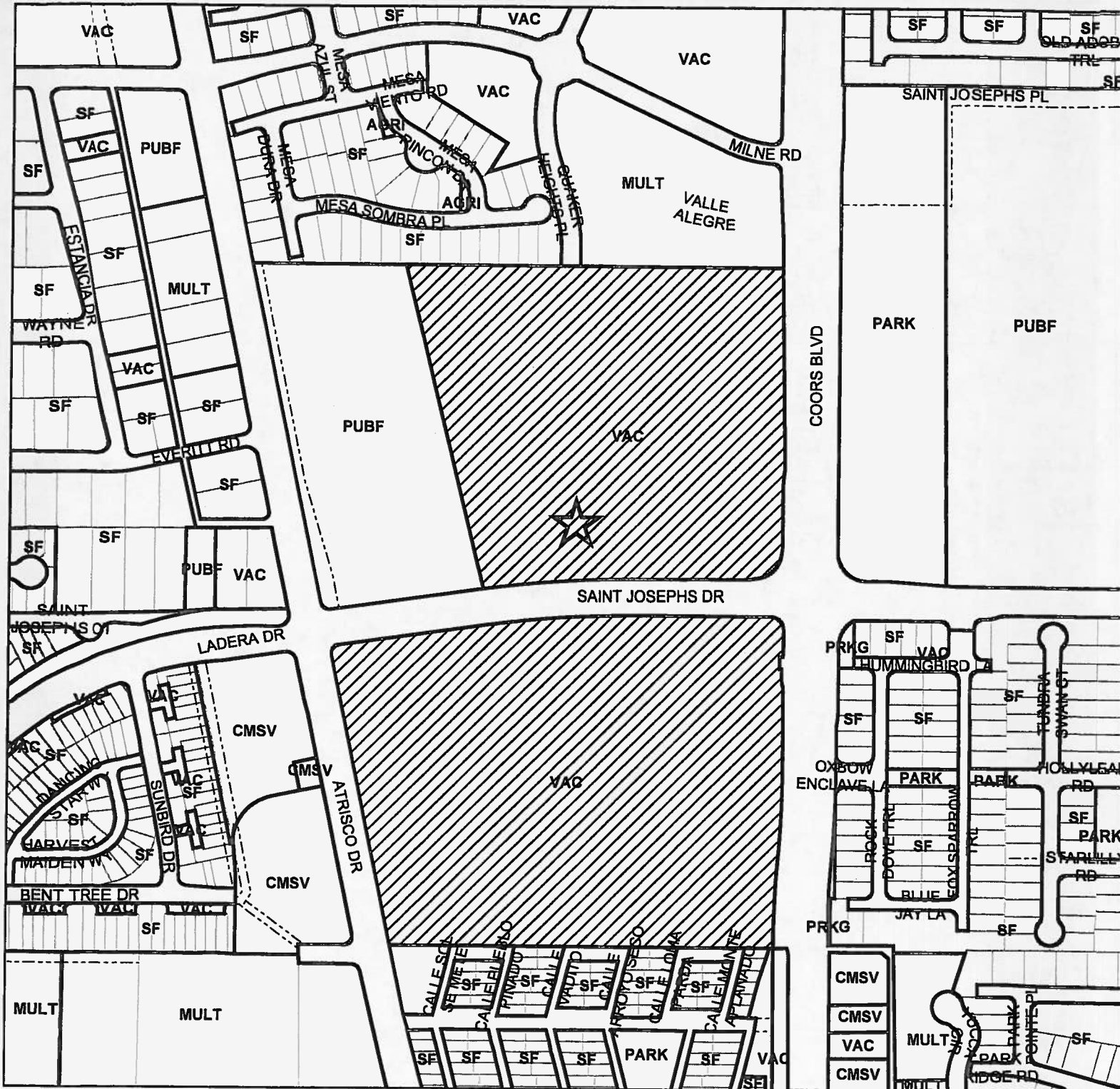
The request is to amend the land use description for Parcels A and B of the University of Albuquerque Sector Development Plan (UASDP). The applicant would like to develop 17 acres of townhouses.

The current land use description allows a mix of office and commercial uses, as regulated by the O-1 and C-2 zones, with a minimum of 17-acres of office uses required. The West Side Strategic Plan and Coors Corridor Plan apply to this request. The site is within a Community Activity Center.

The request would allow a new 17-acre, low-density residential subdivision and remove the requirement for the same amount of office uses. This conflicts with Activity Center and Transit Corridor policies that recommend high-density residential uses and non-residential uses at this location. This also conflicts with the WSSP mandatory policy that the City "shall require that high density and non-residential development occur within Community and Neighborhood Centers." This conflict is deemed "significant" and forms the basis for a recommendation of denial.

There is some support, but mostly opposition to this request by West Side neighborhood associations.





LAND USE MAP

Note: Grey shading indicates County.

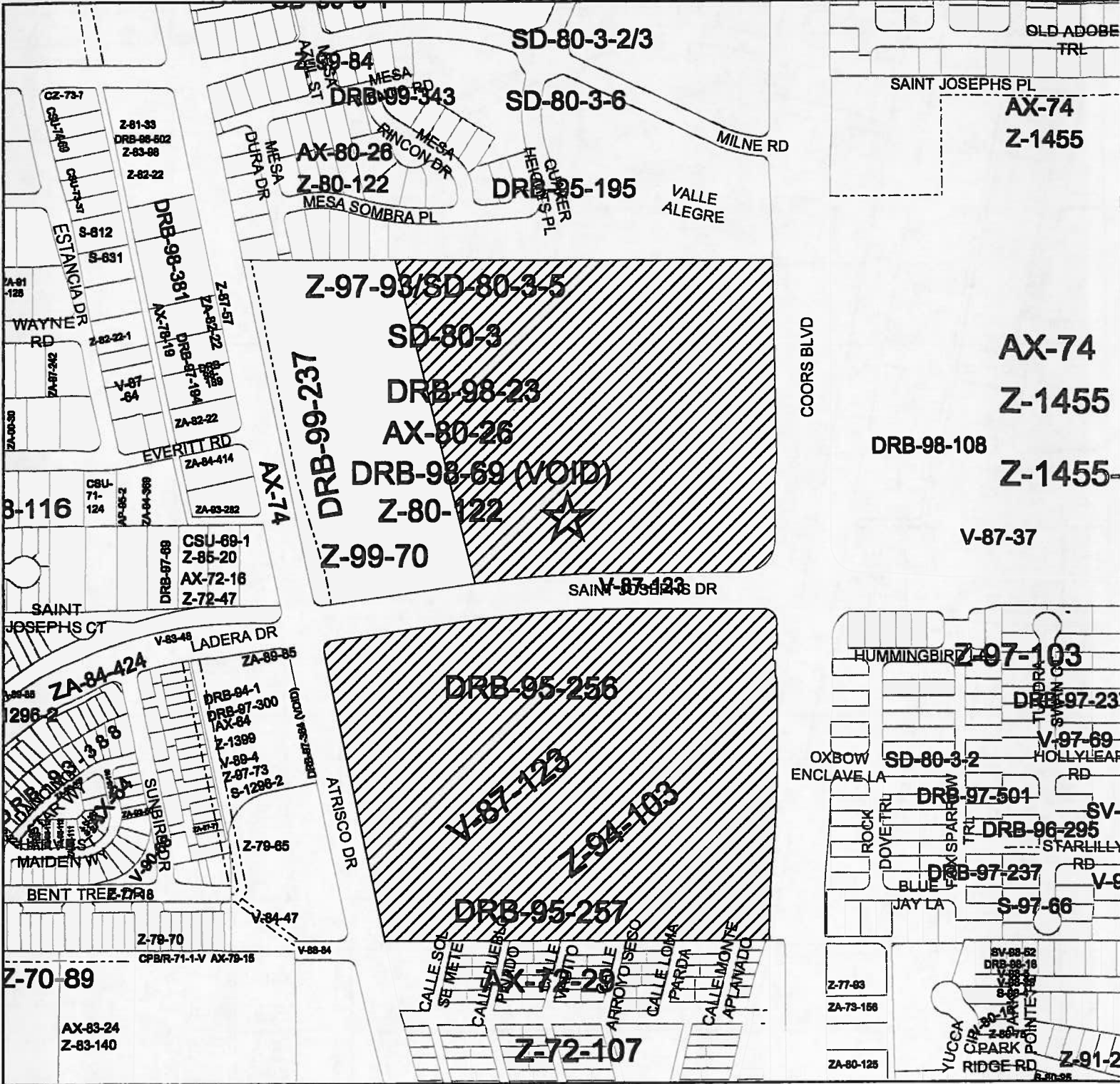
KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 400 feet

Project Number:
1000032
Hearing Date:
8-8-2013
Zone Map Page: G-11
Additional Case Numbers:
13EPC 40126-40123



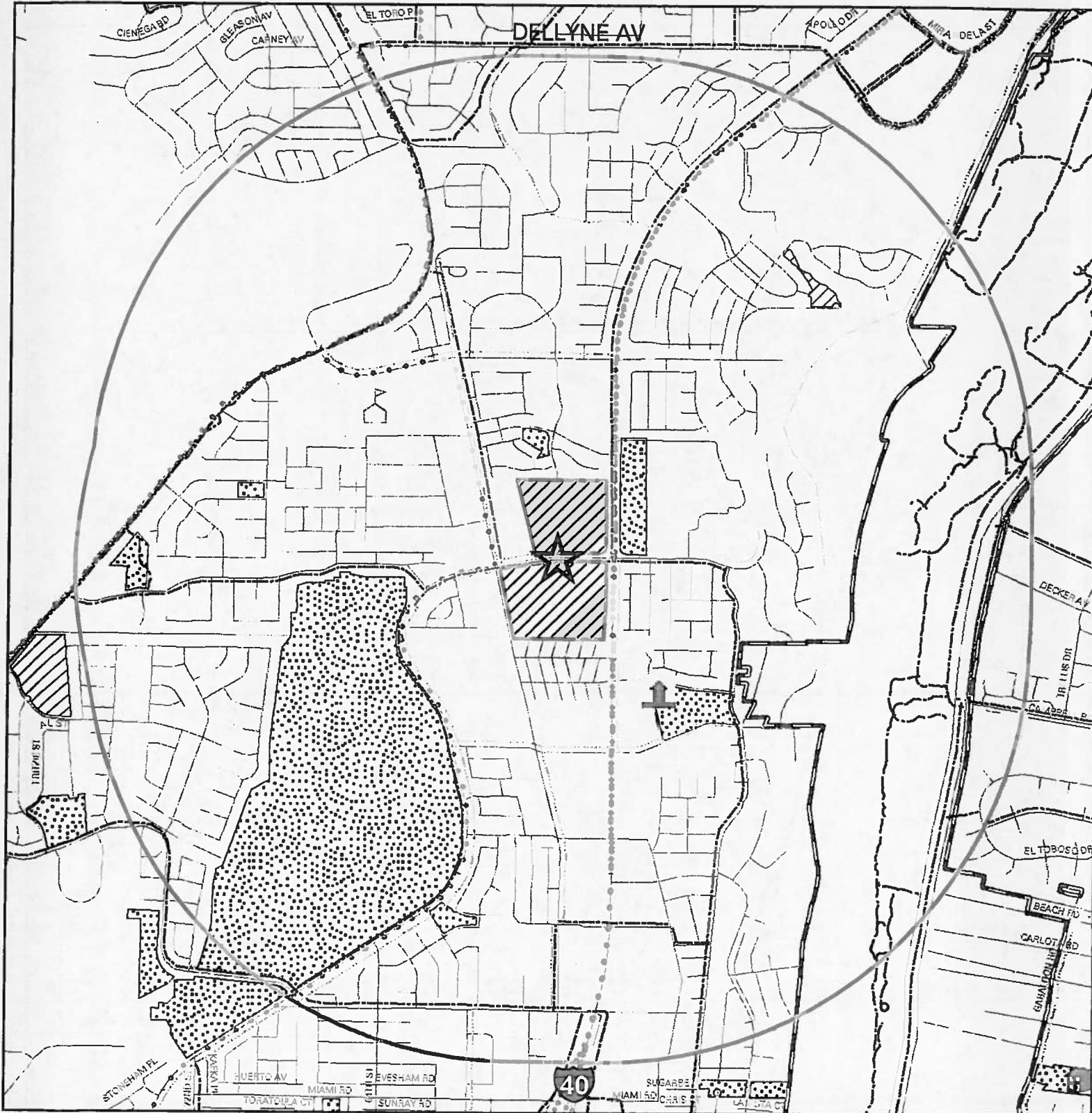
HISTORY MAP

Note: Grey shading indicates County.























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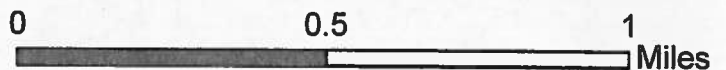


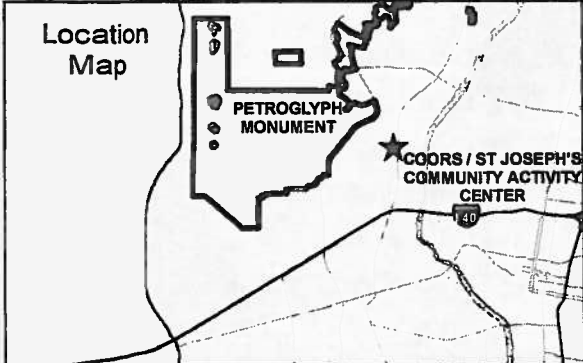
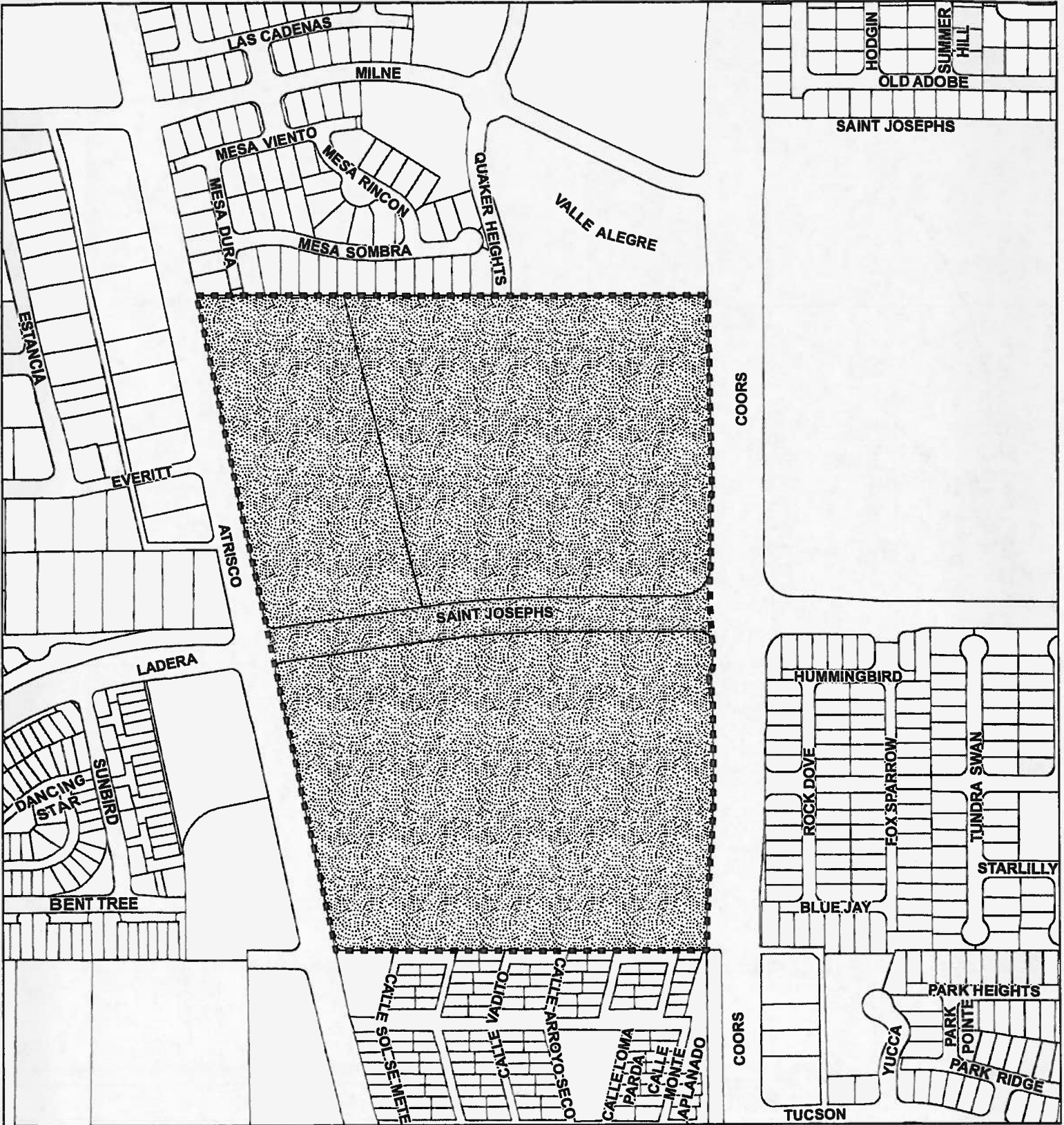
Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  Proposed Bike Facilities |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |



Project Number: 1000032





COORS / ST. JOSEPH'S COMMUNITY ACTIVITY CENTER

Serving the
LADERA COMMUNITY

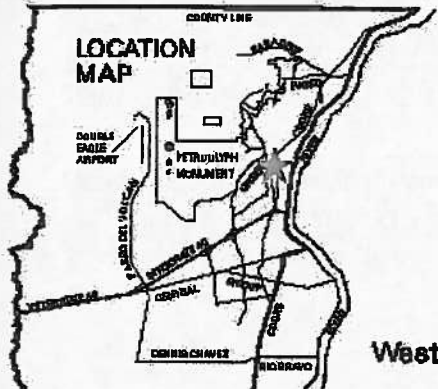
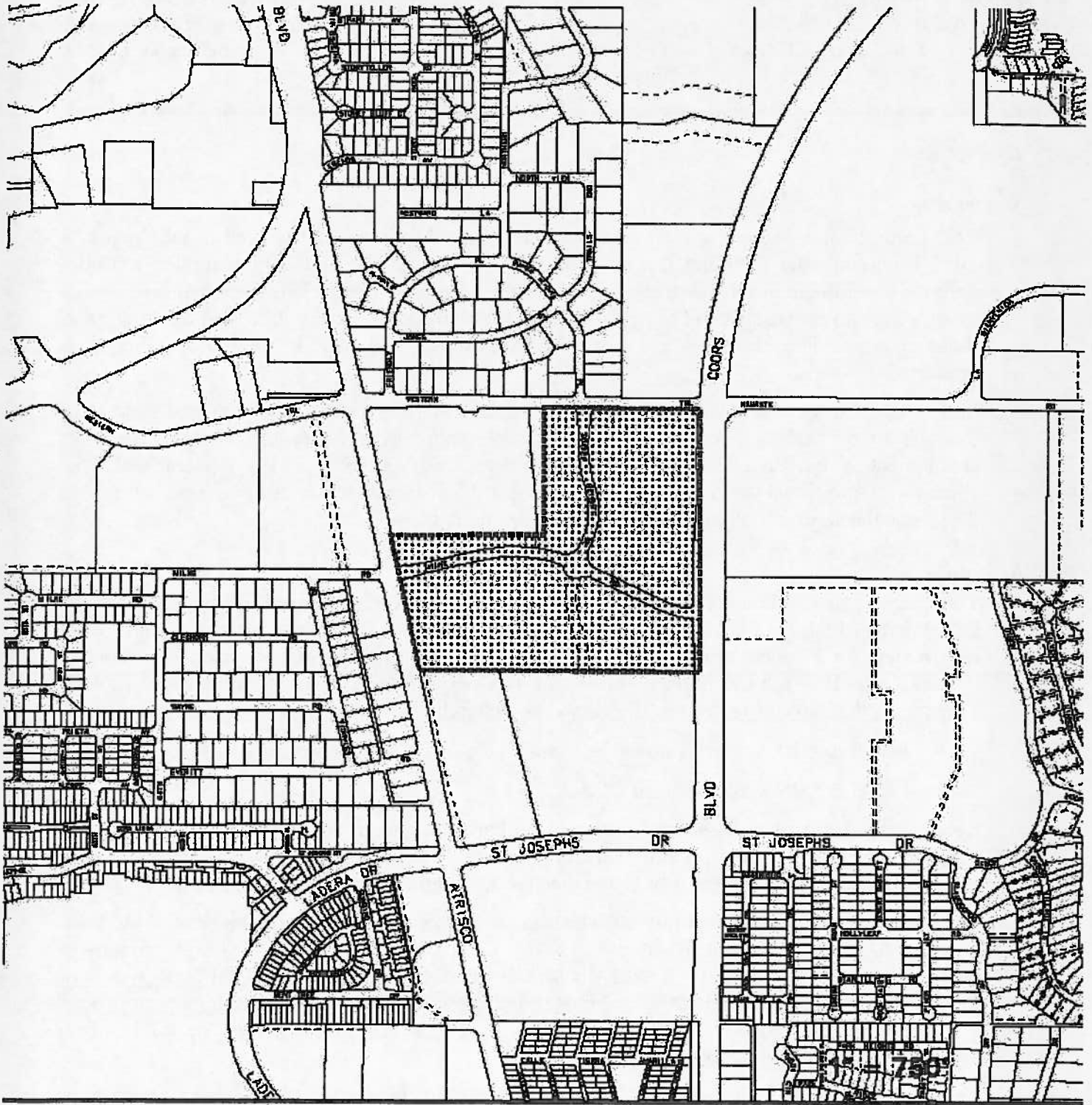
NOTE: Grey shading is outside
Albuquerque City Limits

Center Designated: 9/24/2007
Date Printed: 7/18/2013

1" = 400'



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 City of Albuquerque GIS Department
 July 2013



COORS / WESTERN TRAIL NEIGHBORHOOD CENTER

West Side Strategic Plan

Map printed January 28, 2003



I. OVERVIEW

Deferral

This request for a sector development plan map amendment was introduced at the August 8, 2013 Environmental Planning Commission (EPC) hearing. The applicant requested a 30-day deferral to allow additional coordination and review with City staff. The applicant proposed to modify the current request and to provide adequate time for staff, the public, and EPC review of those changes. The case was not heard on August 8, 2013, and no public testimony was presented.

Staff supported a 30-day deferral because additional time was needed to review and understand the history of amendments to the Sector Development Plan, to ensure that the requested amendment to the University of Albuquerque Sector Development Plan is consistent with prior approvals. Additional time was also needed for City Legal review of the case history to determine the appropriate process for future development.

Request

This request is to amend the Land Use Map of the University of Albuquerque Sector Development Plan (UA SDP) to change the zoning/land uses for the subject site to remove the requirement for 17 acres of office uses. The “subject site” refers to the undeveloped portions of Parcels A and B of the UA SDP. It consists of 47.7-acres of land. The request excludes 10 acres of Parcel A that have already been developed as a church. The subject site is currently vacant.

- Parcel A = 10 Acres developed as a church (X-1-A1) & 21.2 Acres vacant (X-1-A2)
- Parcel B = 26.5 Acres vacant (X-2-A)

Because the sector plan classifies land based on Parcel A and B, and not the legal descriptions, and because this is a request to amend the land use descriptions for those Parcels, the staff report will refer to the site as Parcels A & B and discuss the implications for the entire Activity Center.

The applicant proposes the following changes to the zoning description for **Parcel A**: “SU-3/Mixed Use: Church and Related Uses for approximately 10 acres; [~~a minimum of approximately~~ -] [up to +] 17 acres shall be developed for [~~office (O-1)~~ -] [R-T uses on Parcel A only shall be attached Town Houses and a minimum of 8 dwelling units per net acre] +], the balance of the property is to be developed as (C-2) commercial or (O-1) office (~~approximately 30 acres~~) (approximately 5 acres).”

Parcel B is currently combined with Parcel A’s zoning description. The request proposes to separate the two parcels land use and amend **Parcel B** zoning description to read: “SU-3/Mixed Use: The property is to be developed as commercial (C-2 uses) or office (O-1 uses) for approximately 25 acres. Parcel B shall be considered the ‘Core’ of the Activity Center. Single Family houses are not allowed.”

Staff notes that Staff also notes that the proposed land use descriptions for Parcel A and B are not consistent with the land use plan. If a sector plan map amendment is approved, the land use descriptions should be further revised to be consistent with the land use allocation plan.

The Land Use Map of the UA SDP also has been updated by the applicant to show recent amendments to the Plan as well as the changes proposed by this request. The Land Use/Zoning matrix has been amended for Parcels A and B. Additionally, a new table with the case history of amendments to the UA SDP has been added, for informational purposes.

Environmental Planning Commission (EPC) Role

The City Council has the sole authority, in its discretion, to amend an SU-2 or SU-3 Sector Development Plan for an area over one block [§14-16-4-1(C)(15)(c)].

The EPC is a recommending body with review authority. The EPC’s task is to make a recommendation to the City Council regarding the proposed text/map amendments. The City Council is the City’s Zoning Authority and will make the final decision.

EPC Role, Context, History & Background, Transportation System, and Public Facilities/Community Services

Please see pages 2-6 of the original Staff report (see attachment).

II. ANALYSIS – NEW INFORMATION SINCE AUGUST 8, 2013 STAFF REPORT

Modification of the Request

The applicant has modified the request to exclude detached single-family residential (houses) by specifying that the R-T uses “shall be attached Town Houses.” The extent of townhouses requested (17 acres) or the minimum density (8 du/ac net) has not changed.

The Parcel Plan of the UA SDP Land Use Map has been modified to show a conceptual physical allocation of uses. An internal road circulation is shown that provides access to the site from two locations along Coors Blvd. The roads line up to intersect at St. Joseph Dr. This land allocation shows approximately 17 acres of retail/services, 15 acres of townhouses, and 13 acres of residential multi-family/senior housing. The Land Use/Zoning Matrix allows up to 17 acres of townhouses. This inconsistency should be fixed.

Current	SU-3 / Mixed Use	10 acres	Church & Related Uses
		17 acres	Office Uses (per the O-1 zone)
		30.7 acres	Commercial and/or Office uses (per the C-2 & O-1 zones)

Proposed	SU-3 / Mixed Use	10 acres	Church & Related Uses
		17 acres	Retail / Services (per the C-2 zone)
		17 acres	Townhouses (per the R-T zone)
		13 acres	Apartments (per the R-3 zone)

This request would result in over 50% of this Activity Center being developed as residential uses, which is 60% of the remaining vacant land. This development distribution and densities proposed for Parcel A significantly conflicts with Activity Center goals and policies.

City Council Adoption of Parcel A and B as a Community Activity Center on August 19, 2013

On August 19, 2013, City Council unanimously approved the amendment to the Comprehensive Plan to update the Centers and Corridors Map to reflect more recent amendments in other Ranked Plans (R-13-172). This map includes the designation of the St. Joseph and Coors Community Activity Center, which applies to the entire subject site. Coors Blvd. has also been upgraded from an Enhanced Transit Corridor to a Major Transit Corridor. Major Transit Corridors are “designed to optimize public transit and move large numbers of people in a very timely and efficient manner.”

The current request seeks to redefine the Activity Center to be only on Parcel B, south of St. Joseph Drive, through a modification of the zoning description for Parcel B to read: “Parcel B shall be considered the ‘Core’ of the Activity Center.” The applicant would like to consider Parcel A as “the surrounding area” to the Community Activity Center, where less intense uses would be appropriate. However, this interpretation conflicts with City Council’s adoption of both Parcels A and B as a Community Activity Center. Approval of the subject request will require an amendment of the Comprehensive Plan and the West Side Strategic Plan to remove Parcel A from the St. Joseph and Coors Activity Center.

“Changed Conditions” within the University of Albuquerque Sector Development Plan

Since the Urban Center designation and the adoption of the sector plan, the area has undergone many sector plan amendments and has failed to develop as an urban center, as was originally intended. However, more recent changes in 1996, 2007, and 2013 have reinforced the intent for the subject site to develop as a mixed-use center to serve the adjacent residential developments.

In 1996, a land use change for the subject site was approved by City Council to allow “Mixed Residential: 40 acres within Tracts X1A and X2A [Parcel A & B of the UA SDP] shall be developed for Apartments at 20 to 25 du/acre, with the balance of the property (approximately 19 acres) shall be developed as commercial (C-2) and/or office (O-1).” (SD-80-3-3).

At that time, the applicant had also requested R-T uses as part of the commercial and office land use mix. The 1996 EPC findings indicate: “The inclusion of townhouse (R-T) development does not meet the intent of the West Side Strategic Plan, which requires a mixed use with high-density residential development as well as commercial and office.” The Transportation Division commented: “The proposed ‘mixed use’ category must include sufficient acreage, density, or square footage in each land use type to provide opportunities for self-sufficiency and transportation system efficiency.” The Transit Department commented: “The area should contain a mix of uses, including offices, retail and housing: one use should not be allowed to dominate the area. A mix of uses will encourage pedestrian activity, and will allow trip purposes to be completed within the area by walking or bicycling.” Planning Staff, the Environmental Planning Commission, and City Council all found that townhouse development was not appropriate for

this site, because it is along a transit corridor which calls for high density and intensive development within a quarter mile.

In 2007, a land use change for the subject site was approved by City Council to allow “SU-3/Mixed Use: Church and Related Uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres).” This is the current land use description.

Concurrent with this request, the West Side Strategic Plan was amended to designate Parcels A & B as a Community Activity Center. Resolution R-07-255 states: “the sector plan map amendment will provide a complementary mix of commercial, office, and employment uses in close proximity to moderate density residential uses. The site is located in an area that can accommodate these uses and where the needed infrastructure is in place to support them.” It also states: “The allowed uses will help to balance the jobs/housing ratio, which contributes to a sustainable community and may reduce the number of cross-town trips for area residents.”

In 2013, City Council amended the Comprehensive Plan to also designate the subject site (Parcels A & B) as a Community Activity Center (R-13-172).

At no point in time were lower-density residential uses considered appropriate in this location. The applicant’s justification does not adequately address the case history for this site. An approval for a majority of residential uses or for lower-density residential uses would conflict with the conditions established for the subject site.

Additional Data from MRCOG – Jobs to Housing Balance in 2013

Members of the public have asked several questions to try to understand what opportunity exists to improve on the job to housing balance on the west side of the city. The current ratio is approximately ½ of a job per every house. Looking at the population, this is one job for every 8.5 residents.

- What percent of land on the West Side is zoned for office (and commercial)?
- How much commercial/office development exists on the West Side?
- How much vacant land remains zoned for commercial/office?
- How does this compare to the amount of land zoned & developed as residential?
- Is 17 acres of commercial/retail adequate for the purposes of a Community Activity Center? And to move the jobs to housing ratio closer to the goal of 1.5 jobs per house?

West of the river, 16,263 acres, or 40% of the total land area, is developed as houses/residential or zoned for residential. There are 76 acres, or 0.2% of the total land area, zoned O-1. The preponderance of land is zoned with other designations, which include commercial, industrial, open space, and mixed uses. 59% of the west side has one of these other zones. Staff notes that office uses are permissive in many of these other zones, and a more specific representation of the amount of office space on the west side of the city is unavailable.

City of Albuquerque West of the Rio Grande

Grouped Zoning Designation	Total Acres	Percent of Total
OFFICE	76	0.19%
RESIDENTIAL	16,263	40.36%
OTHER (commercial, industrial, open space, mixed uses)	23,728	58.89%
SU-3 (UNIVERSITY OF ALBUQUERQUE)	226	0.56%
TOTAL	40,293	100.00%

City of Albuquerque West of the Rio Grande

Vacant Land by Grouped Zoning Designation	Total Acres	Percent of Total
OFFICE	34	0.25%
RESIDENTIAL	2,169	16.12%
OTHER (commercial, industrial, open space, mixed uses)	11,169	83.01%
SU-3 (UNIVERSITY OF ALBUQUERQUE)	83	0.62%
TOTAL	13,455	100.00%

Of the 13,455 acres of vacant land on the west side of the City, only ¼ % is specifically allocated for office uses. The request is to remove 17 acres, or one-half of the available, vacant land zoned for offices.

City Legal Interpretation on the Future Land Development Process in UA SDP

After review of the University of Albuquerque Sector Development Plan, its adopting Ordinance (O-63-1982), zoning code regulations, and the history of prior development requests, City Legal made the following determinations:

1. City Council is the approval body for this sector plan map amendment (zone change) request.
2. The 2007 Site Development Plan for Subdivision for Tracts X-1-A2 and X-2-A (a portion of Parcel A & Parcel B) should be withdrawn, or an extension should be requested for the period of time allowed for the site plan to be effective after EPC approval.
3. There is no record of a fully approved site development plan for subdivision for development on Tract X-1-A2 (a portion of Parcel A), so a site development plan for subdivision needs to return to the EPC for approval.

The development process established by the SU-3 zone is: “All uses and structures must have a Site Development Plan and, if relevant, a Landscaping Plan, each approved by the Planning Director.” The original UA SDP Land Use Plan, dated July 1980, had a note indicating: “All future plans affecting this property shall be in accordance with standards established by future

site development plans.” While the UA SDP Land Use Plan requires a site development plan for all future development, it did not specify the review or approval process.

The enacting ordinance O-63-1982 states: “The Planning Commission shall review the Sector Plan before the first site development plan is approved in any given subarea; the Planning Commission may require more detail in the Sector Plan for the subarea. Approval of such detailed sector planning is hereby delegated to the Planning Commission.” The phrase “more detail in the Sector Development Plan for the subarea” has historically taken the form of applications for site development plan for subdivision and/or building permit being concurrent with requests to amend the zoning.

The City believes it was the intention of City Council to require EPC review of site development plans for each Parcel. This interpretation is supported by the EPC findings and the development process followed for the Tract X-1-A1 in 1996. The sector plan map amendment findings indicate: “A site development plan which includes design standards is required prior to the development of this site and must be approved by the Environmental Planning Commission.”

This ordinance also allows the EPC to “require more detail in the Sector Plan for the subarea,” meaning it is the EPC’s discretion whether a site development plan for building permit may also be required. Previous development requests have resulted in EPC approval of a site development plan for subdivision, while others additionally had a site development plan for building permit approved by the EPC. Similarly, if the first site development plan for subdivision does not provide enough detail to the satisfaction of the EPC, such as with a bulk land plat, the EPC has the authority to require review of more detailed site development plan for subdivisions. Alternately, the EPC also has the discretion to delegate approval of future site development plans to the Planning Director, when confident with the level of information provided.

Staff recommends the following note be added to the Land Use Plan of the UA SDP to document this conclusion: “All uses and structures must have a Site Development Plan for Subdivision approved by the Environmental Planning Commission. Future Site Development Plans for Building Permit may be delegated to the Planning Director for approval, or the EPC may retain its approval authority.”

The applicant agrees that more detailed Site Development Plans for Subdivision and/or Building Permit will be required to be approved by the EPC.

III. ANALYSIS – APPLICABLE ORDINANCES, PLANS AND POLICIES

A) Albuquerque Comprehensive Zoning Code

The proposed uses are up to 17 acres of attached single-family dwellings (townhouses), approximately 17 acres of retail/service uses, and approximately 13 acres of apartments.

See pages 7-8 of the August 8, 2013 report for more information (attached).

B) Albuquerque / Bernalillo County Comprehensive Plan, WSSP & Coors Corridor Plan

The applicant has modified the request to exclude detached single-family residential (houses) by specifying that the R-T uses “shall be attached Town Houses.” The extent of townhouses requested (17 acres) or the minimum density (8 du/ac net) has not changed. This modification has been deemed “minor” and does not change the policy analysis from the original staff report dated August 8, 2013. The Planning Department considers medium density residential uses to be between 12 – 25 du/gross acre. See pages 9-16 of that report (attached).

Conclusion of Policy Analysis – Comprehensive Plan, WSSP & Coors Corridor Plan

Single-family residential development is not consistent with the goals and intent of applicable plans for sites designated as Activity Centers or adjacent to Enhanced Transit Corridors. Higher density residential development would be appropriate. There are several ways the Planning Commission could craft a Zoning Description to achieve a higher residential density: 1) establish minimum gross density targets (i.e., 12-25 du/acre), 2) provide a maximum acreage that could be developed as single-family residences, 3) establish a maximum lot size for single-family residences (4,000 SF would result in a gross density \approx 8 du/acre, and a net density \approx 11 du/acre), 4) establish a minimum FAR for the Activity Center, exclusive of roads and open space areas, or 5) apply for a site development plan for subdivision with design standards and circulation requirements to be considered concurrently with the sector plan map amendment request.

C) Resolution 270-1980 (Policies for Zone Map Change Applications)

The applicant has modified the request to exclude detached single-family residential (houses) by specifying that the R-T uses “shall be attached Town Houses.” The extent of townhouses requested (17 acres) or the minimum density (8 du/ac net) has not changed. This modification has been deemed “minor” and does not change the R-270-1980 analysis from the original staff report dated August 8, 2013. No additional information was submitted by the applicant regarding the R-270-1980 analysis. See pages 16-22 of the August 8, 2013 report (attached).

D) Specialized Impact Analysis

The analysis provided regarding the West Side jobs to housing balance, traffic impact analysis, and new methods for evaluating traffic impacts for mixed-use and infill development are discussed on pages 22-24 of the August 8, 2013 report (attached). This analysis remains unchanged based on the modified zoning request.

The applicant provided an economic analysis of the feasibility of new office construction (see response to R-270-1980 Section G, page 21 of the August Staff Report). In this needs assessment, the applicant argues that “the trend away from the traditional office environment has reduced the demand for office space as well as future traffic congestion due to cross-metro commutes.” This position is supported by the increase in telecommuting, home occupations, and shared office spaces which would lessen demand for office space. The analysis cites a City-wide office vacancy rate of 18.8% in 2012. “At a typical, pre-recession pace it would take an estimated 4 ½ years to reduce the office vacancy rate to what is considered a healthy rate of 12 percent.”

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

MRCOG - The proposed amendment to the sector plan will add to a growing problem of congestion on Albuquerque's Westside and its limited river crossings. This leads to diminished air quality, loss in economic activity, and increased travel times. The following request does not implement the MTP's key strategies above and will place more of a burden on the existing infrastructure of Coors Blvd which is the 2nd most congested corridor in the Albuquerque Metropolitan Planning Area (AMPA). It is our opinion, based on the information noted above, that the goals and strategies of the 2035 Metropolitan Transportation Plan would be best served in this area with mixed-use development which accommodates alternate modes of transportation.

APS - The elementary school is over-capacity. The middle and high schools have excess capacity. Additional residences will impact the schools' capacity.

PNM, Transportation, Hydrology, NMDOT, and APD provided comments that are more appropriate to a site development plan, and they will be addressed when a site development plan is submitted.

Update: Two new comments were received. Long Range Planning stated that "the density on this project is still low for an activity center."

ABQ RIDE's concern is that development of the property in the manner proposed contributes neither to carrying out the intent of the Centers and Corridors provisions of the Comprehensive Plan, nor does it comport with the intent of the City Council in Ordinance O-11-64 (allowing residential uses in the C-1 and C-2 zones). Beyond these City policy frameworks, development of the site in the manner outlined does not contribute to the Metropolitan Transportation Board's stated target of increasing the amount of transit contribution at our river crossings. ABQ RIDE joins with the Mid-Region Council of Governments in their comments on this matter.

Coors Boulevard is designated as a "Major Transit Corridor" all the way from Bridge Boulevard to its terminus at NM 528. The "Major Transit Corridor" designation carries with it recommendations for reductions in parking, a floor area ratio (with a maximum of 2.0); a preference for transit (and transit oriented buildings) as well as a range of residential density from 10-35 du/net acre.

For the complete record of comments submitted, see page 34 of the August 8, 2013 report.

Neighborhood/Public

Property-owners within 100-feet of the subject site and the following Neighborhood Associations were notified of this request: Ladera Heights NA; Vista Grande NA; Rancho Encantado HOA; Villa De Paz HOA; The Enclave at Oxbow HOA; Westside Coalition of NA's.

A facilitated meeting was held on July 17, 2013. Neighbors closest to the site spoke in favor of this proposal, while others expressed concern over the loss of office development. They feel the advantage of office uses would help alleviate traffic city-wide by providing more jobs on the west side of town for the west-side residents, thereby eliminating commutes. These same

neighbors expressed the need for more health services, such as dentists, doctors, and lab facilities on the west side, which they hope would be the occupants of offices that would be built in the area.

Other concerns that seemed to be primary to the neighbors included traffic and school overcrowding.

Letters of support and opposition have been submitted to the Planning Department. The Rancho Encantado HOA (located immediately to the north of the subject site) submitted a letter in support of “a majority of single family homes ...a 5 acre allotment at the NE corner of St. Joseph and Coors for commercial, and a potential gated Town Home development to the north of the commercial lot.” The letter also mentioned that this association was vehemently opposed to the 2012 request to develop affordable multi-family housing at the subject site, which could have negatively impacted property values.

Ten letters of opposition were received from 10 neighborhood associations and one nearby resident/business owner: the Oxbow Village HOA, the Quaker Heights NA, Ladera West NA, Grande Heights NA, Vista Grande NA, West Bluff NA, the San Blas Townhomes Association, the Taylor Ranch NA, the Alban Hills NA, and the West Side Coalition of NA’s. These letters took a more regional approach, considering the jobs to housing ratio of the west side of the city, the desire to reduce traffic congestion, to improve home prices and quality of life through more walkable neighborhoods, and the desire for this land to develop as a town center. Stability in zoning was also cited as a reason to maintain the current zoning, stating “a zone map isn’t based on market trends.” Several also mentioned that they did not believe there were changed neighborhood conditions that would justify the change or that the proposed project would be more advantageous to the community.

Update: Regarding the applicant’s amendment to the request, an email was sent from the applicant and also from City staff informing to the list of individuals from the facilitated meeting. One resident of the Oxbow Development called and commented that attached townhouses did not fundamentally change the request, and spoke in favor of more office and commercial uses at this location. Staff received one new letter of support from the Enclave Oxbow HOA (located immediately east of the subject site) and one letter of continued opposition from the WSCONA Executive Committee. Also, the applicant provided a memo stating that Rancho Encantado HOA voted to confirm their support of this project. Staff has not received formal letters of support from this HOA.

V. CONCLUSION

This request is to amend the University of Albuquerque Sector Development Plan (UA SDP) to change the allowable land use mix for the subject site, which is located on the western side of Coors Boulevard and both north and south of St. Joseph Drive. The “subject site” refers to the undeveloped portions of Parcels A and B of the UA SDP. It consists of 47.7-acres of land (Parcel A = 21.2 ac; Parcel B = 26.5 ac). The proposed land uses are 17 acres of townhouses, 13 acres of apartments, and 17 acres of commercial and service uses.

The applicant proposes the following changes to the Zoning for Parcel A: “SU-3/Mixed Use: Church and Related Uses for approximately 10 acres; [~~a minimum of approximately~~] [~~up to~~] 17 acres shall be developed for [~~office (O-1)~~] [~~+~~ R-T uses on Parcel A only shall be attached Town Houses and a minimum of 8 dwelling units per net acre ~~+~~], the balance of the property is to be developed as (C-2) commercial or (O-1) office (~~approximately 30 acres~~)(approximately 5 acres).”

Parcel B would remain with the current zoning, which allows office and commercial uses. The applicant proposes to specify Parcel B as the “Core” of the Activity Center. The proposed zoning description for Parcel B: “SU-3/Mixed Use: The property is to be developed as commercial (C-2 uses) or office (O-1 uses) for approximately 25 acres. Parcel B shall be considered the ‘Core’ of the Activity Center. Single Family houses are not allowed.”

* Staff also notes that the proposed land use descriptions for Parcel A and B are not consistent with the illustrative land use plan, which shows:

- Parcel A: 10 acres church; 15 acres townhouses; and 5 acres retail/services
- Parcel B: 12 acres of retail/services and 13 acres of apartments.

If a sector plan map amendment is approved, the land use descriptions should be further revised to be consistent with the illustrative plan.

This request would result in over 50% of this Activity Center being developed as residential uses, which is 60% of the remaining vacant land.

Moderately low-density, single-family residential development is not consistent with the goals and intent of applicable plans for sites designated as Activity Centers or adjacent to Enhanced Transit Corridors. Higher density residential development would be appropriate within a mixed use development. There are several ways the Planning Commission could craft a Zoning Description to require a higher residential density: 1) establish minimum gross density targets, 2) provide a maximum acreage that could be developed as single-family residences, 3) establish a maximum lot size for single-family residences, or 4) establish a minimum FAR for the Activity Center, exclusive of roads and open space areas. The EPC could also consider limiting the number of acres of land that could be developed as single-family residences.

According to Policy 1.1 of the West Side Strategic Plan, the EPC “shall require that high density and non-residential development occur within Community and Neighborhood Centers.” Because the request would allow lower-density residential subdivisions, it “shall not be approved.”

The applicant has not adequately justified the request for a zone map amendment based on applicable policies found in the Comprehensive Plan and the West Side Strategic Plan. There is significant conflict with applicable goals and policies regarding appropriate uses within Activity Centers and development density and intensity in Activity Centers and adjacent to Transit Corridors. The request further conflicts with the history of the UA SDP, which has evolved to become developed with predominantly low-density residential subdivisions, under the premise that mixed uses would occur on the west side of Coors Blvd in Parcels A, B, and V. The designation of Parcels A and B as a Community Activity Center in the WSSP and the Comprehensive Plan further confirms that intention. The request for 17 acres of moderately low-density residential use, in a location designated for mixed office and commercial uses, conflicts with adopted City guidance.

A facilitated meeting was held in which neighbors expressed concerns about the appropriateness of the zone change and whether the zone change is actually supported by the Comprehensive Plan.

Consequently, the Planning Department has recommended denial of this request.

Alternately, the EPC could consider a 3-month deferral to allow the applicant adequate time to develop a site development plan for subdivision or building permit, with design standards and circulation requirements shown. The demonstration of the location, density, and extent of residential uses, in conjunction with the circulation system would allow the EPC and members of the public time to review the request and to determine if the site plan is appropriate in a Community Activity Center and adjacent to an Enhanced Transit Corridor. Generally, a smaller portion of townhouses may be appropriate as a transition between the existing adjacent neighborhoods and future commercial and office development. Residential densities between 12 and 25 du/gross acre would also be more appropriate at this location. Reviewing the sector plan map amendment in conjunction with the site development plan would also ensure that the impacts and benefits of the sector plan map amendment could be fully considered and evaluated.

FINDINGS-13EPC-40123 – August 8, 2013 – Sector Plan Amendment

1. This is a request for a sector development plan map amendment for Parcels A & B of the University of Albuquerque Sector Development Plan (Platted as Tracts X-1-A2 and Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center). The subject site is currently zoned “SU-3 for Mixed Use: Church and Related Uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres).” The applicant proposes to develop 17 acres of attached single-family residential uses.
2. The applicant proposes to re-allocate 17 acres from office uses to townhouses.
3. The proposed zoning reads: “Parcel A: SU-3 / Mixed Use: Church and Related Uses for approximately 10 acres; up to 17 acres shall be developed for residential (R-T uses on Parcel A only shall be attached Town Houses and a minimum of 8 dwelling units per net acre), the balance of the property is to be developed as (C-2) commercial or O-1 office (approximately 5 acres).” and “Parcel B: SU-3 / Mixed Use: The property is to be developed as commercial (C-2 uses) or office (O-1 uses) for approximately 25 acres. Parcel B shall be considered the ‘Core’ of the Activity Center.”
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, University of Albuquerque Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site was annexed in 1980 as part of a 299-acre tract of land designated as an Urban Center, pursuant to the University of Albuquerque Sector Development Plan. The Plan designated the subject site as an Employment Center with light industrial and office uses. In 1996 the zoning was changed to allow mixed use development, with a minimum of 40 acres as apartments (20-25 du/acre) and 19 acres as commercial or office. At this time R-T uses were determined to be inappropriate for the subject site. In 2007, the site’s current zoning was established. Residential uses were removed from the site’s zoning and the site was designated as a Community Activity Center in the West Side Strategic Plan. In 2013, the site was designated as a Community Activity Center in the Comprehensive Plan.
6. The subject site is within the Established Urban Area of the Comprehensive Plan and the following policies apply:
 - i. Policy II.B.5d - location, intensity, and design of new development: The request respects neighborhood values for compatible development patterns, but does not

-
- respect the intensity and density guidelines for Community Activity Centers and within ¼ mile of Enhanced Transit Corridors, which are intended to improve the carrying capacity of the city and improve opportunities for multi-modal travel.
- ii. Policy II.B.5e - vacant land / existing facilities and services: The site is vacant land that has access to existing facilities and services.
 - iii. Policy II.B.5i: Employment and service uses / residential areas: The subject site is designated as an appropriate location for services to support the existing nearby residential areas. The request would replace offices and service uses with houses.
 - iv. Policy II.B.5j new commercial development / located in existing commercially zoned areas: The request would locate single-family residential uses in a location that was determined by City Council to be appropriate for a mix of higher intensity land uses (R-58-1996; R-01-278; R-07-256; R-07-255; and R-13-172).
 - v. II.B.7 Activity Centers Goal - expand and strengthen concentrations of moderate and high density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities: Single-family residential development has not been identified as appropriate in Activity Centers. Medium-density residential development (12 – 25 du/gross acre) is appropriate.
 - vi. Policy II.B.7a - sustainable development pattern / mixed use concentrations of interrelated activities / maximize cost-effectiveness of City services: It is unclear how more single-family residential development would implement this policy.
 - vii. Policy II.B.7b and 7i - Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers: The request would allow 17 acres of single-family residential, while the existing zoning allows multi-family residential uses.
 - viii. II.D.4 Transportation and Transit Goal – develop streets and adjacent land uses to provide a balanced circulation system: Coors Blvd. is a designated Enhanced Transit Corridor. Additional dwelling units are encouraged close to Enhanced Transit Streets at a density of between 7 - 30 du/acre.
 - ix. II.D.6 Economic Development Goal - steady and diversified economic development: The designation of the site as an Activity Center was intended to promote economic development and services on the West Side, which has an abundance of housing.
7. The subject site is within the boundaries of the West Side Strategic Plan and the following policies apply:
- i. Goal 12 - long-term sustainable development; Objective 1 – provide a complete mix of land uses to minimize need for cross-metro trips; Objective 4 – preserve a sense of community and quality of life based on wise, long-term decision-making: Additional single-family dwelling units would not provide opportunities for jobs and employment, and it would not minimize the need for cross-metro trips. The request is

-
- to support a current development opportunity at the expense of developing a mixed-use Community Activity Center.
- ii. Policy 1.1 - Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre) shall not be approved within the Centers: The request would allow a lower-density residential development within an activity center. Limiting the extent of residences allowed would preserve more land for non-residential development and higher-density residential uses.
 - iii. Policy 1.3 – Strip commercial developments shall not be approved; Policy 1.13 – CAC shall provide higher concentration and greater variety of commercial, entertainment, community-wide services, civic land uses, employment, and the most intense land uses: The intent of these policies is to focus higher intensity and mixed-uses within Activity Centers, and to encourage low-density residential development outside of Activity Centers. The request would remove 17 acres of mixed-use zoning to accommodate a residential subdivision. This change may result in strip development of the remaining commercial land.
8. Single-family residential development is not consistent with the goals and intent of applicable plans for sites designated as Activity Centers and adjacent to Major Transit Corridors. Higher density residential development would be appropriate within a mixed-use development.
9. The applicant requests an amendment to the land use/zoning text of the University of Albuquerque SDP, which is a change of zoning. The following are the results of the R-270-1980 analysis:
- i. Policy A – The proposed zoning is not consistent with the general welfare of the City since it will allow an expansion single-family residential subdivisions on the west side in a Community Activity Center, adjacent to a Major Transit Corridor, contrary to adopted policies that aim to balance the jobs to housing ratio, ease traffic congestion, and support higher density development along transit corridors.
 - ii. Policy B – The request for townhouses does not promote the stability of land use and zoning. The area surrounding the subject site has an unbalanced jobs/housing ratio, and the UA SDP area has already developed primarily with single-family residential development. An employment generating use that could be provided under the current zoning is more appropriate at this location and also provides more stability between land use and zoning.
 - iii. Policy C – The proposed zoning is in significant conflict with many of the Goals and policies of the Comprehensive Plan and West Side Strategic Plan regarding sustainable growth, job/housing balance, Activity Center uses, among others.

-
- iv. Policy D - The applicant has not adequately demonstrated that the existing zoning is inappropriate pursuant to parts 2 & 3 of this policy:
 - (2) The applicant has not adequately demonstrated a change in neighborhood or community conditions that would justify the removal of office uses to be replaced by townhouses.
 - (3) The applicant has not demonstrated why the map amendment would be more advantageous to the community, as articulated in the Comprehensive Plan. The current zone was demonstrated to be more beneficial to the community because it provides greater opportunity for neighborhood and community scale commercial, office, and employment uses to develop in an area in need of more services and employment opportunities. Office, commercial and employment uses may reduce the need for west side residents to travel across the river.
 - v. Policy E – The permissive uses in the R-T zone (townhouses) will be harmful to the neighborhood and the community because it will displace jobs and eliminate the daily service of convenience goods and personal services.
 - vi. Policy F – The proposed sector plan map amendment would not require unprogrammed capital expenditures.
 - vii. Policy G – The applicant has not relied on economic considerations pertaining to this request.
 - viii. Policy H – The site’s location is not used as justification for the change.
 - ix. Policy I – The requested sector plan map amendment will not create a spot zone.
 - x. Policy J – The request is not a strip zone; however, the request could cause strip like development by pushing needed commercial and employment generating development into other areas where it has not been planned for, as clusters of land becomes scarcer.
10. Property-owners within 100-feet of the subject site and the following Neighborhood Associations were notified of this request: Ladera Heights NA; Vista Grande NA; Rancho Encantado HOA; Villa De Paz HOA; The Enclave at Oxbow HOA; Westside Coalition of NA’s. Two Homeowner’s Associations wrote in support of the request and eight Neighborhood and Homeowner’s Associations wrote in opposition to this request. Supporters favor low-density development of compatible size and value to adjacent subdivisions. Residents in opposition cited the jobs to housing ratio of the west side of the city, the desire to reduce traffic congestion, to improve home prices and quality of life through more walkable neighborhoods, and the desire for this land to develop as a town center. Stability in zoning was also cited as a reason to maintain the current zoning. Several letters also mentioned that the neighborhood associations did not believe there were changed neighborhood conditions that would justify the change or that the proposed project would be

more advantageous to the community. Ten letters of opposition were received from neighborhood associations and one from a nearby resident and business owner. Two letters of support were received from nearby homeowner's associations.

RECOMMENDATION -13EPC-40123 – August 8, 2013 – Sector Plan Amendment

DENIAL of 13EPC-40123, a request for Sector Development Plan Amendment for the University of Albuquerque Sector Development Plan, based on the preceding Findings.

***K. Carrie Barkhurst
Planner***

Notice of Decision cc list:

Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM 87102
Oxbow Town Center, LLC, 1401 Central Ave. NE, Albuquerque, NM 87104
Allan Ludi, 6212 St. Joseph NW, Albuquerque, NM 87120
Pat Moses, 6314 Dona Linda Pl. NW, Albuquerque, NM 87120
Berent Broth, 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Richard Schaefer, 3579 Sequoia Pl. NW, Albuquerque, NM 87120
Colin Semper, 5809 Mesa Sombra Pl. NW, Albuquerque, NM 87120
Kevin McCarty, 5800 Mesa Sombra Pl. NW, Albuquerque, NM 87120
John Scholz, 115 Cale Sol Se Mete NW, Albuquerque, NM 87120
Judith Kanester, 54 Calle Monte Aplando NW, Albuquerque, NM 87120
Jill Greene, 3915 Fox Sparrow Trail NW, Albuquerque, NM 87120
Forrest Uppendahl, 3900 Rock Dove Trail NW, Albuquerque, NM 87120
Candelaria Paterson, 7608 Elderwood NW, Albuquerque, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87120

Attachments

September 12, 2013 New Attachments

1. August 8, 2013 Notice of Decision - Deferral
2. ABQ Ride letter and Ordinance 11-64, Amending the Permissive Uses of C-1/C-2
3. Resolution 13-172, Amending the Comprehensive Plan
4. Letters of support and opposition received since the August 8, 2013 Staff Report

August 8, 2013 Staff Report

1. Additional Information
 - a. Photographs
 - b. R-270-1980
 - c. Land Use/Zoning Designation Notice of Decision & Concurrent University of Albuquerque Area Land Use Plan (later titled Sector Development Plan)
 - d. Zoning Certification, May 9, 2013
2. University of Albuquerque SDP – History for Parcels A & B
 - a. R-07-256 – Establishing the Site’s zoning, 2007
 - b. R-58-1996 – Establishing the Site’s zoning, 1996 & accompanying City Council records and EPC Notice of Decision
 - c. O-63-1982 – Annexation and Adoption of University of Albuquerque SDP
 - d. Original Version of University of Albuquerque SDP, 1980
3. Applicable West Side Strategic Plan Resolutions
 - a. R-07-255 – Designating Parcels A & B as a new CAC
 - b. R-05-297 – Adopting a policy to discourage zone map amendments from non-residential uses to residential uses
 - c. R-01-278 – Adopting amendments to promote development of Neighborhood and Community Activity Centers
4. Existing & Proposed Zoning
 - a. Existing Zoning/Land Uses – SU-3 Special Center Zone; O-1 Office and Institution Zone; C-2 Community Commercial Zone
 - b. Proposed Zoning/Land Uses – R-T Residential Zone
5. Activity Center Information
 - a. Activity Centers Description, Comprehensive Plan Table 22
 - b. Transit Service and Development Form, Comprehensive Plan
 - c. Activity Centers Concept, Comprehensive Plan
 - d. Transit Corridors & Land Use Concept, Comprehensive Plan
 - e. Jobs to Housing Balance slide from MRCOG’s 2035 MTP Proposed Regional Forecast
 - f. Excerpt from Measuring Density: Working Definitions for Residential Density and Building Intensity, Ann Forsyth, University of Minnesota
6. Application
 - a. Cover Page
 - b. TIS Form
 - c. Authorization letter
 - d. Request & Justification letter

- e. Support material from applicant - Trip Generation Calculation
- 7. Neighborhood Notification & Comments
 - a. ONC letter
 - b. Applicant letter & certified mail receipts
 - c. Neighborhood comments/letters
 - d. Facilitator's Report
 - e. Letter of Support – Rancho Encantado HOA
 - f. Letters of Opposition – a resident/business owner, the Oxbow Village HOA, the Quaker Heights NA, Ladera West NA, Grande Heights NA, Vista Grande NA, West Bluff NA, the San Blas Townhomes Association, the Taylor Ranch NA, the Alban Hills NA, and the West Side Coalition of NA's.
- 8. Sector Development Plan reductions
 - a. Existing Sector Development Plan
 - b. Proposed Sector Development Plan

UPDATED AGENCY COMMENTS

(Based on the 8/29/2013 version of the Sector Development Plan)

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed – no comments.

Long Range Planning

The density on this project is still low for an activity center.

TRANSIT DEPARTMENT

We are in receipt of the latest iteration of the proposed amendment to the University of Albuquerque Sector Development Plan (revision dated August 29, 2013). We write to reiterate ABQ RIDE's concern that development of the property in the manner proposed contributes neither to carrying out the intent of the Centers and Corridors provisions of the Comprehensive Plan, nor does it comport with the intent of the City Council in Ordinance O-11-64. Beyond these City policy frameworks, development of the site in the manner outlined does not contribute to the Metropolitan Transportation Board stated target of increasing the amount of transit contribution at our river crossings. ABQ RIDE joins with the Mid-Region Council of Governments in their comments on this matter.

ABQ RIDE currently provides service to the Coors/St. Joseph intersection by means of three routes: the #96 commuter; the #155 local; and the #790 Rapid Ride. Coors Boulevard serves about 3700 passengers a day, and accounts for about 8% of all transit trips in our system. There is a stop on the "far side" of the intersection in both directions. Both stops are minimally appointed. The northbound stop is on a sidewalk in front of St. Pius High School; the southbound stop uses the shoulder of Coors Boulevard.

Neither of these stops is a significant producer in the Coors routes, accounting for less than 50 of the 3700 boardings on a weekday.

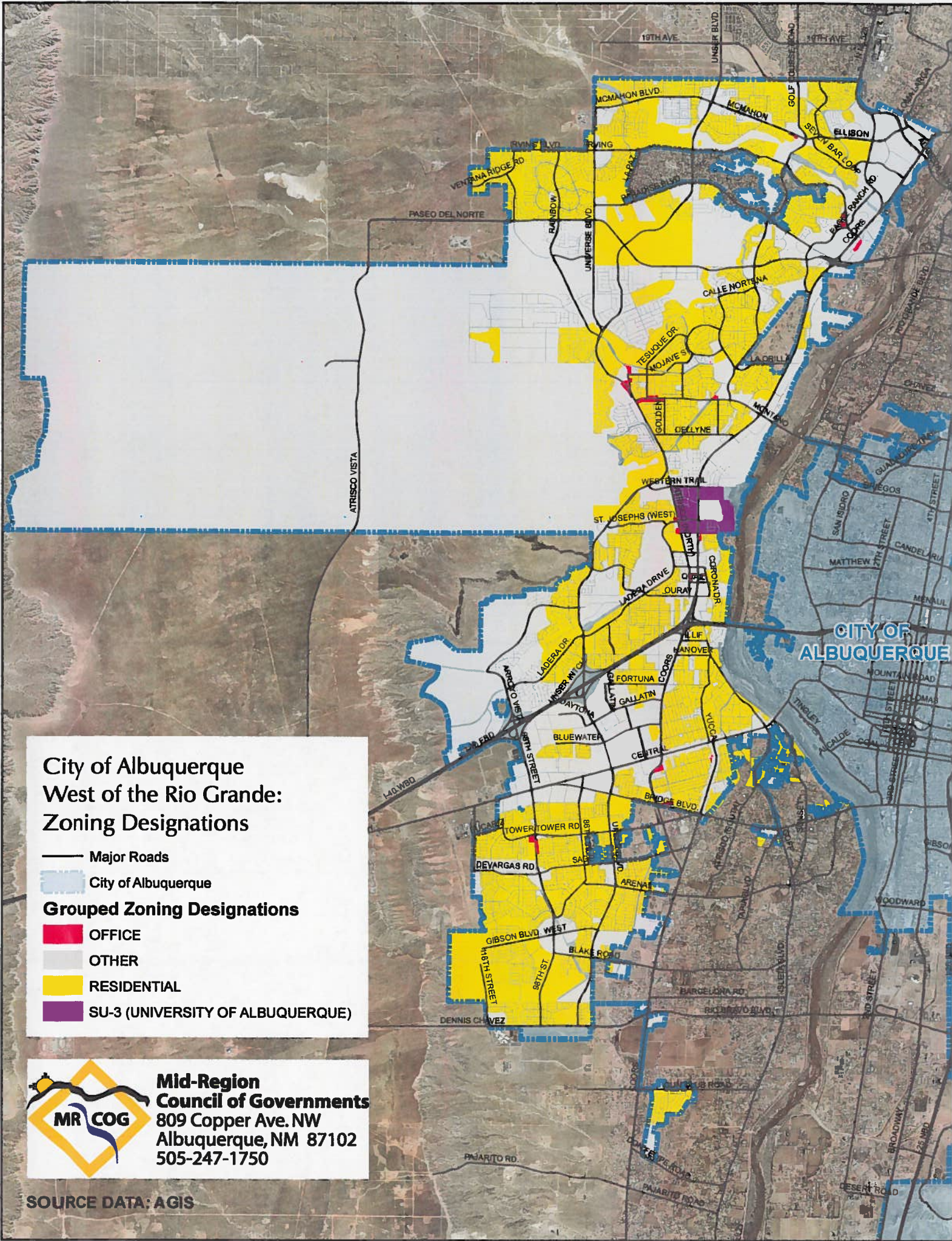
Coors Boulevard is designated as a "Major Transit Corridor" all the way from Bridge Boulevard to its terminus at NM 528. The "Major Transit Corridor" designation carries with it recommendations for reductions in parking, a floor area ratio (with a maximum of 2.0); a preference for transit (and transit oriented buildings) as well as a range of residential density from 10-35 du/net acre.

Council Ordinance O-11-64 (copy attached), adopted in February 2012, reinforced the concept of transportation corridors by "upping the ante" regarding density, parking ratios, open space requirements, and so on within 660 feet of the right of way line of a Major Transit Corridor and within Activity Centers.

The Department understands that the site is mapped as part of a "Community Activity Center" which does not call for the same level of intensity as a Major Activity Center and, further, that Council Resolution R-02-41 says that it is not to be treated as an urban center (as it was once

mapped) for the purposes of applying zoning regulations. Notwithstanding, the Department believes that to develop the property in the manner proposed amending the plan to limit a site only to townhouses - dissipates much of the potential this site has to create more pedestrian- and transit-supportive environments on Coors. It is one of the few major vacant parcels on the west side of Coors, and is not subject to the height and “window” limitations of the Coors Corridor Plan Viewshed Area. The result of this proposal would be contrary to the clear intent of the Centers and Corridors Policy and O-11-64. The parcel on Coors and most proximate to a long-standing transit location is being “downzoned” to allow the second least dense form of housing (townhouses) while a parcel of roughly similar size, but with a centroid 900 feet from the nearest transit shelter, will receive the full benefits of being able to be developed as a multi-family residential property.

The townhouse project which is waiting in the wings for this plan amendment (presumably) might be worthy in its own right. But it would seem more consistent with the planning philosophy espoused by the Comprehensive Plan description of a Community Activity Center, and with the recommendations for transit corridors in the Centers and Corridors Plan and O-11-64 to govern the property with a residential zone of intensity equal to the current O-1 uses (say C-2 uses) to allow more residential density than the requested R-T limitation. The applicant would not be debarred from a townhouse solution, and might be encouraged to consider a more urban solution consistent with the city’s needs in this important transit corridor.



**City of Albuquerque
West of the Rio Grande:
Zoning Designations**

- Major Roads
- City of Albuquerque

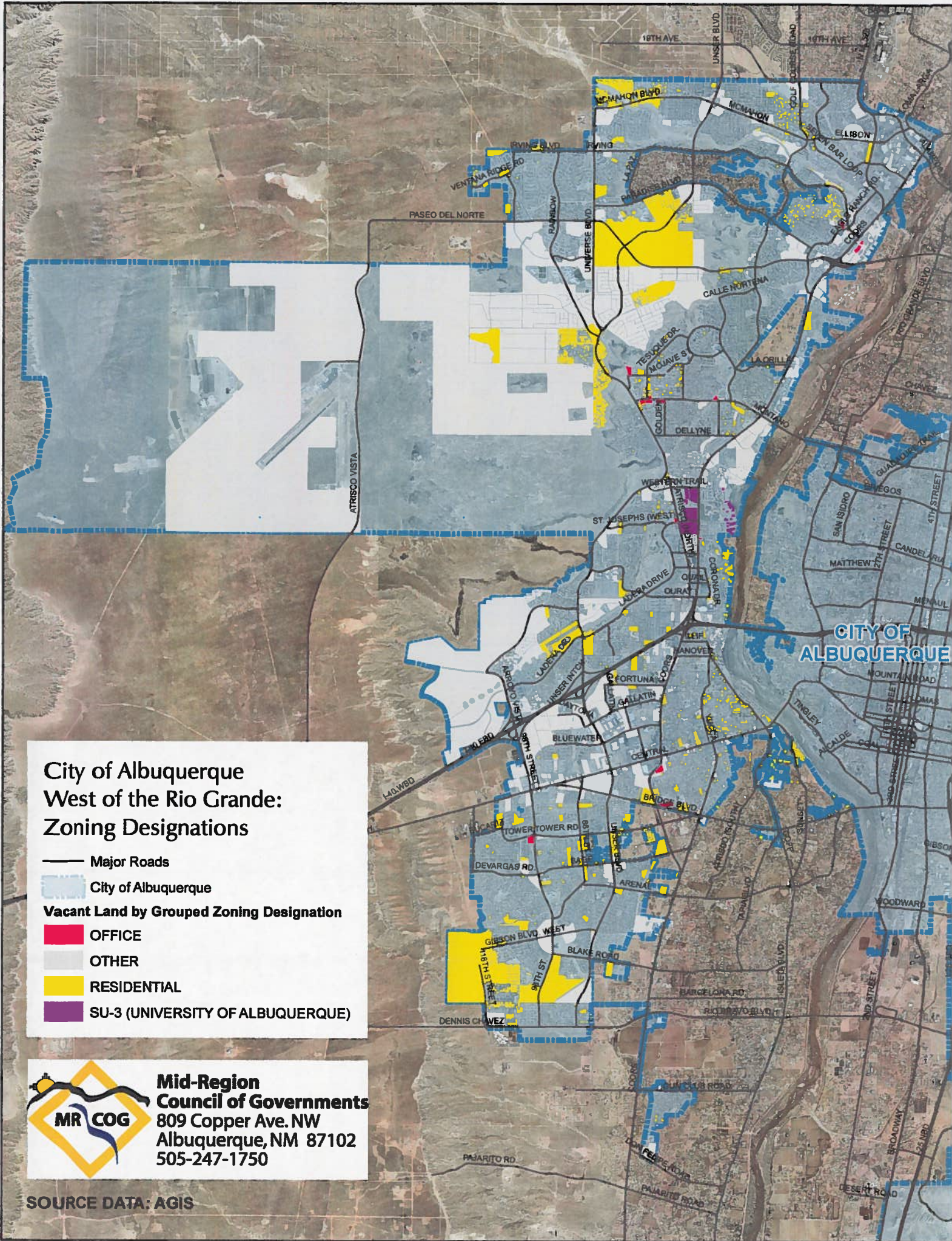
Grouped Zoning Designations

- OFFICE
- OTHER
- RESIDENTIAL
- SU-3 (UNIVERSITY OF ALBUQUERQUE)









**Mid-Region
Council of Governments**
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

SOURCE DATA: AGIS



City of Albuquerque West of the Rio Grande: Zoning Designations

-  Major Roads
-  City of Albuquerque
- Vacant Land by Grouped Zoning Designation**
-  OFFICE
-  OTHER
-  RESIDENTIAL
-  SU-3 (UNIVERSITY OF ALBUQUERQUE)



**Mid-Region
Council of Governments**
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

SOURCE DATA: AGIS

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

August 8, 2013

Oxbow Town Center, LLC
1401 Central Ave. NE
Albuquerque, NM 87104

Project# 1000032
13EPC-40123 Sector Development Plan Map
Amendment

LEGAL DESCRIPTION:

For all or a portion of Lots X-1-A2, Plat of Tracts X-1-A1 & X-1-A2, and X-2A, Amended Plat of Tracts X-2-A & X-2-B, University of Albuquerque Urban Center, located on St. Joseph between Coors and Atrisco, containing approximately 47.7 acres.
Staff Planner: Carrie Barkhurst

PO Box 1293

Albuquerque

NM 87103

On August 8, 2013, the Environmental Planning Commission (EPC) voted for a 30-DAY DEFERRAL to the September 12, 2013 EPC hearing for Project 1000032, 13EPC-40123, a request for a Sector Development Plan Amendment, based on the following Findings:

www.cabq.gov

FINDINGS:

1. This is a request for a sector development plan amendment map amendment for Tracts X-1-A2 and Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center, which is part of Parcels A and B of the University of Albuquerque Sector Development Plan. The subject site is currently zoned "SU-3 for Mixed Use: Church and Related Uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres)." The applicant proposes to develop 17 acres of attached and detached single-family residential uses.

OFFICIAL NOTICE OF DECISION

Project #1000032

August 8, 2013

Page 3 of 3

have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar
Acting Director, Planning Department

SL/CB/mc

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM 87102
Oxbow Town Center, LLC, 1401 Central Ave. NE, Albuquerque, NM 87104
Allan Ludi, 6212 St. Josephs NW, Albuquerque, NM 87120
Pat Moses, 6314 Dona Linda Pl. NW, Albuquerque, NM 87120
Berent Groth, 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Richard Schaefer, 3579 Sequoia Pl. NW, Albuquerque, NM 87120
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Kevin McCarty, 5800 Mesa Sombra Pl. NW, Albuquerque, NM 87120
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Candelaria Paterson, 7608 Elderwood NW, Albuquerque, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87120



Richard J. Berry
Mayor

City of Albuquerque
ABQ RIDE
100 First Street SW
Albuquerque NM 87102
505-724-3100



Bruce Rizzieri
Director

September 4, 2013

Ms. Carrie Barkhurst, Staff Planner
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM, 87103

By Electronic Facsimile

Re: Case #13EPC40123
Proposed Amendment to the University of Albuquerque Sector Plan

Ms. Barkhurst:

We are in receipt of the latest iteration of the proposed amendment to the University of Albuquerque Sector Development Plan (revision dated August 29, 2013). We write to reiterate ABQ RIDE's concern that development of the property in the manner proposed contributes neither to carrying out the intent of the Centers and Corridors provisions of the Comprehensive Plan, nor does it comport with the intent of the City Council in Ordinance O-11-64. Beyond these City policy frameworks, development of the site in the manner outlined does not contribute to the Metropolitan Transportation Board's stated target of increasing the amount of transit contribution at our river crossings. ABQ RIDE joins with the Mid-Region Council of Governments in their comments on this matter.

ABQ RIDE currently provides service to the Coors/St. Joseph's intersection by means of three routes: the #96 commuter; the #155 local; and the #790 Rapid Ride. Coors Boulevard serves about 3700 passengers a day, and accounts for about 8% of all transit trips in our system. There is a stop on the "far side" of the intersection in both directions. Both stops are minimally appointed. The northbound stop is on a sidewalk stub in front of St. Pius High School; the south bound stop uses the shoulder of Coors Boulevard.

Neither of these stops is a significant producer in the Coors routes, accounting for less than 100 of the 3700 boardings on a weekday. This is significantly less than our stop at Sequoia just down the street, a difference we attribute in the main to the lack of development near the intersection in question.

Coors Boulevard is designated as a "Major Transit Corridor" all the way from Bridge Boulevard to its terminus at NM 528.¹ The "Major Transit Corridor" designation carries with it recommendations for reductions in parking, a floor area ratio (with a maximum of 2.0); a preference for transit (and transit oriented buildings) as well as a range of residential density from 10-35 du/net acre.

Council Ordinance O-11-64 (copy attached), adopted in February 2012, reinforced the concept of transportation corridors by "upping the ante" regarding density, parking ratios, open space requirements, and so on within 660 feet of the right of way line of a Major Transit Corridor and within Community Activity Centers.

The Department understands that the site is mapped as part of a "Community Activity Center" which does not call for the same level of intensity as a "Major Activity Center" and that Council Resolution R-02-41 says that it is not to be treated as an "urban center" (as it was once mapped) for the purposes of applying zoning regulations. Notwithstanding, the Department believes that to develop the property in the manner proposed – amending the plan to *limit* a site *only* to townhouses - dissipates much of the potential this site has to create more pedestrian- and transit-supportive environments on Coors. It is one of the few major vacant parcels on the west side of Coors, and is not subject to the height and "window" limitations of the Coors Corridor Plan Viewshed Area. The result of this proposal would be contrary to the clear intent of the Centers and Corridors Policy and O-11-64. The parcel on Coors and most proximate to a long-standing transit location is being "downzoned" to allow the second least dense form of housing (townhouses) while a parcel of roughly similar size, but with a centroid 900 feet from the nearest transit shelter, will receive the full benefits of being able to be developed as a multi-family residential property.

The townhouse project which is waiting in the wings for this plan amendment (presumably) might be worthy in its own right. But it would seem more consistent with the planning philosophy espoused by the Comprehensive Plan description of a Community Activity Center, and with the recommendations for transit corridors in the Centers and Corridors Plan and O-11-64 to govern the property with a residential zone of intensity equal to the current O-1 uses (say C-2 uses) to allow *more* residential density than the requested R-T use. The applicant would not be debarred from a townhouse solution, and might be encouraged to consider a more urban solution consistent with the city's needs in this important transportation corridor.

Sincerely,



Lawrence Kline FAICP
Principal Planner, ABQ RIDE

¹ It was upgraded from "enhanced" to "major" in the Comprehensive Plan Amendments recently adopted by the City Council (R-13-172)

**CITY of ALBUQUERQUE
NINETEENTH COUNCIL**

COUNCIL BILL NO. F/S(2) O-11-64

ENACTMENT NO. O. 2012. 004

SPONSORED BY: Trudy E. Jones

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ORDINANCE

**AMENDING THE PROVISIONS OF SECTIONS 14-16-2-16(A)(7), 14-16-2-16(B),
14-16-2-17(A)(8) AND 14-16-2-17(B) ROA 1994, TO ALLOW AND ENCOURAGE
RESIDENTIAL DWELLING UNITS IN APPROPRIATE LOCATIONS IN C-1
NEIGHBORHOOD COMMERCIAL AND C-2 COMMUNITY COMMERCIAL ZONES.
BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:**

**SECTION 1. Section 14-16-2-16(A)(7)ROA 1994, C-1 NEIGHBORHOOD
COMMERCIAL ZONE is amended to read as follows:**

**“(7) Residential uses permissive in the R-3 Zone with the following
requirements and exceptions:**

(a) Relationship to Sector Development Plans.

**1. Where SU-2 zones refer to the C-1 zone and specify
regulations for residential uses that impose different restrictions and/or
development standards than those contained in this section, the provisions of
the SU-2 zones shall prevail.**

**2. Where SU-2 zones refer to the C-1 zone but do not specify
provisions for the regulation of residential uses, residential development shall
be regulated by section (B)(6) below.**

**(b) Site, or any portion thereof, shall be located within 660 feet from
the right-of-way line of a Major or Enhanced Transit Corridor or within a
Community or Major Activity Center as designated by the Comprehensive
Plan, or be located within a designated Metropolitan Redevelopment Area
(MRA).**

(c) Houses are not allowed.

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1 ~~the master plan as "Developing" or "Semi-Urban," the total open space~~
2 ~~requirements of the R-D or RA-1 zone, respectively, shall be met.~~

3 ~~(c) Development shall comply with the regulations specified in~~
4 ~~(A)(7)(e)7 above."~~

5 SECTION 3. Section 14-16-2-17(A)(8) ROA 1994, C-2 COMMUNITY
6 COMMERCIAL ZONE is amended to read as follows:

7 "(8) Residential uses permissive in the R-3 Zone with the following
8 requirements and exceptions:

9 (a) Relationship to Sector Development Plans.

10 1. Where SU-2 zones refer to the C-2 zone and specify
11 regulations for residential uses that impose different restrictions and/or
12 development standards than those contained in this section, the provisions of
13 the SU-2 zones shall prevail.

14 2. Where SU-2 zones refer to the C-2 zone but do not specify
15 provisions for the regulation of residential uses, residential development shall
16 be regulated by section (B)(6) below.

17 (b) Site, or any portion thereof, shall be located within 660 feet from
18 the right-of-way line of a Major or Enhanced Transit Corridor or within a
19 Community or Major Activity Center as designated by the Comprehensive
20 Plan, or be located within a designated Metropolitan Redevelopment Area
21 (MRA).

22 (c) Houses are not allowed.

23 (d) Residential uses may be part of a vertical mix of uses (e.g.
24 residential over commercial or residential over office).

25 (e) Where residential uses are proposed, the following regulations
26 shall apply:

- 27 1. Area: minimum of 0.5 acres.
28 2. Height: Pursuant to the R-3 Zone.
29 3. Number of dwelling units: Maximum 30 dwelling units per
30 acre, however residential structures constructed in applicable sites located
31 within 660 feet of the centerline of San Mateo Blvd., Central Ave. and
32 Montgomery Blvd. may have up to 75 dwelling units per acre.

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- 1 4. **Density: The total square footage of all buildings shall achieve**
- 2 **a minimum floor area ratio of 0.3.**
- 3 5. **Usable open space: Pursuant to the R-3 Zone. At least 50%**
- 4 **of the required open space shall be provided in the form of shared or**
- 5 **aggregate open space.**
- 6 6. **Parking requirements and allowances:**
- 7 a. **1 space/unit;**
- 8 b. **Shared Parking: As provided in § 14-16-3-1(E)(6)(b)**
- 9 **except that parking for residential uses is eligible for a shared parking**
- 10 **exception.**
- 11 c. **On-street parking credit: 1 space per available, adjacent**
- 12 **on-street parking space.**
- 13 7. **Approval process: Site Development Plan for Building Permit**
- 14 **approval by the Environmental Planning Commission for sites 5 acres in size**
- 15 **and larger. Site development plan approval by the Planning Director or his/her**
- 16 **designee for sites under 5 acres in size.**
- 17 8. **For new residential development, in addition to the applicable**
- 18 **General Regulations in the City Zoning Code, the following regulations must**
- 19 **also be met:**
- 20 a. **Building Frontage and Articulation. The following**
- 21 **regulations shall apply to all facades fronting a street:**
- 22 i. **The design standards of § 14-16-3-18 (C)(2)(a)(b)(c)(d)**
- 23 **and (e) shall apply.**
- 24 ii. **The design standards of § 14-16-3-18 (D)(2), except**
- 25 **section (h), shall apply.**
- 26 iii. **A minimum of 30% of the ground floor shall have**
- 27 **windows. For facades with doors, the percentage of windows may be reduced**
- 28 **to 20%.**
- 29 iv. **Upper floors shall have a minimum of 20% glazing.**
- 30 v. **The primary entry to the building shall be oriented**
- 31 **toward the street or within 50 feet of a central courtyard.**
- 32 b. **Alleys: Existing alleys should remain in place to provide**
- 33 **access to a site.**

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- 1 c. **Building Placement:**
- 2 i. Buildings shall be set back 0 to 15 feet from property
- 3 lines adjacent to a street.
- 4 ii. Side and rear setbacks shall be pursuant to the
- 5 underlying zone.
- 6 d. **Pedestrian Access:** Residential uses shall provide direct
- 7 pedestrian connections from the residential building(s) to all street sidewalks
- 8 and to other building(s) on the premise or project site. See §14-16-3-1-H.
- 9 e. **Landscaping:**
- 10 i. Building setbacks not used for pedestrian activity
- 11 shall have a minimum landscape area of 50%. Asphalt is not a permitted
- 12 material within the setback area.
- 13 ii. Landscaping on roof decks may be counted toward
- 14 the required area landscaping as regulated by §14-16-3-10.
- 15 f. **Parking Placement:** Parking shall be located to the rear
- 16 or to the side of a building, in a common parking area located interior to the
- 17 block, or in a combination of the above. Parking is not permitted between a
- 18 building and the street on which it fronts. Parking areas between a building
- 19 and a side street are limited to 64 feet in width and shall have landscaped
- 20 buffers facing the streets with a minimum depth of 4 feet and a screen wall
- 21 with a minimum height of 36 inches. Wall material shall be as regulated by
- 22 §14-16-3-19(c).
- 23 g. **Signage:** Signage shall be as regulated by the O-1 zone,
- 24 with the following exceptions:
- 25 i. Building-mounted signs shall be limited to 25 square
- 26 feet.
- 27 ii. No more than one wall-mounted sign per building
- 28 façade.
- 29 iii. Freestanding signs are not permitted on premises of
- 30 under five acres.
- 31 iv. The maximum height of freestanding signs is eight
- 32 feet.

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1 9. Redevelopment of existing structures that results in a net 25%
2 increase in square footage shall comply with the preceding regulations as
3 determined by the Planning Director or his or her designee.”

4 SECTION 4. Section 14-16-2-17(B) ROA 1994, C-2 COMMUNITY
5 COMMERCIAL ZONE is amended by adding the following two new
6 subsections in alphabetical order, and by renumbering the other subsections
7 accordingly:

8 “Apartment, as permitted in (A)(8) above, if there are more than 30
9 dwelling units per acre but not more than 75 dwelling units per acre.
10 Conditional use applications shall be considered on the basis of a site plan.”
11 and

12 “Dwelling unit (house, townhouse, apartment), for properties that do
13 not meet the criteria of (A)(8)(b) and (A)(8)(e)1 above or with SU-2 zoning that
14 refers to the C-1 zone but does not specify provisions for the regulation of
15 residential uses, provided:

16 (a) There are not over 30 dwelling units per net acre.

17 (b) Usable open space is provided on site in an amount no less
18 than specified in the R-3 zone; no more shall be required than specified in the
19 R-2 zone except if located in an area designated by the master plan as
20 “Developing” or “Semi-Urban,” the total open space requirements of the R-D
21 or RA-1 zone, respectively, shall be met.

22 (c) Development shall comply with the regulations specified in
23 (A)(8)(e)7 above.”

24 SECTION 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
25 clause, word or phrase of this ordinance is for any reason held to be invalid or
26 unenforceable by any court of competent jurisdiction, such decision shall not
27 affect the validity of the remaining provisions of this ordinance. The Council
28 hereby declares that it would have passed this ordinance and each section,
29 paragraph, sentence, clause, word or phrase thereof irrespective of any
30 provision being declared unconstitutional or otherwise invalid.

31 SECTION 6. COMPILATION. This ordinance shall be incorporated in and
32 compiled as part of the Revised Ordinances of Albuquerque, New Mexico,
33 1994.

1 **SECTION 7. EFFECTIVE DATE. This ordinance shall take effect five days**
2 **after publication by title and general summary.**

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1 PASSED AND ADOPTED THIS 6th DAY OF February, 2012
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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Excused: O'Malley

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Trudy E. Jones, President

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City Council

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APPROVED THIS 23rd DAY OF February, 2012

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Bill No. F/S(2) O-11-64

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Richard J. Berry, Mayor

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City of Albuquerque

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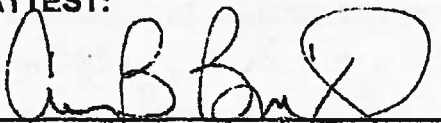
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ATTEST:

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Amy B. Bailey, City Clerk

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CITY of ALBUQUERQUE TWENTIETH COUNCIL

COUNCIL BILL NO. R-13-172 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton, by request

1 RESOLUTION
2 AMENDING THE ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE
3 PLAN TO UPDATE APPENDIX D. STATISTICAL AND MAP INFORMATION AND,
4 IN SECTION II, FIGURE 30 DEVELOPMENT AREAS WITH ACTIVITY CENTERS
5 AND TRANSPORTATION CORRIDORS AND FIGURE 31 DEVELOPMENT
6 AREAS, AND TO ADD FIGURE 32 ACTIVITY CENTERS AND
7 TRANSPORTATION CORRIDORS.

8 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
9 has the authority to amend the Comprehensive Plan as authorized by statute,
10 Section 3-19-9, NMSA 1970, and by its home rule powers; and

11 WHEREAS, the Comprehensive Plan is the Rank I plan for the physical
12 development and conservation of areas within the City of Albuquerque and
13 unincorporated Bernalillo County, which sets out the context, goals and
14 policies, monitoring and implementation, and supporting information to
15 further its purpose; and

16 WHEREAS, it is advantageous to the City and County to incorporate
17 current US Census and other planning-related information from state and local
18 agencies and its own departments, and to recognize the results of planning
19 efforts at Rank 2 and 3 levels, in order to provide a more accurate and
20 consistent picture of existing conditions for decision-making and investment
21 by the public and private sectors; and

22 WHEREAS, the City of Albuquerque adopted the Albuquerque/Bernalillo
23 County Comprehensive Plan in 1988 (Enactment Number 138-1988) and has
24 amended parts of the Plan on various occasions, most recently in 2003, but
25 has not revisited the Plan since then; and

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1 WHEREAS, staff of the City of Albuquerque and Bernalillo County have
2 worked together to update the subject appendix and maps as a first step
3 toward a more complete review of the Plan; and

4 WHEREAS, on March 14, 2013, the Environmental Planning Commission
5 (EPC), in its advisory role on land use and planning matters, recommended
6 approval to the City Council of the amendment to the
7 ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN.

8 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
9 ALBUQUERQUE:

10 SECTION 1. That the Albuquerque/Bernalillo County Comprehensive Plan
11 is amended to replace the existing Appendix D with Exhibit A.

12 SECTION 2. That the Albuquerque/Bernalillo County Comprehensive Plan
13 is amended to replace the maps after page II-35 (Figure 30 Development Areas
14 with Activity Centers and Transportation Corridors and Figure 31
15 Development Areas) and add a new Figure 32 (Activity Centers &
16 Transportation Corridors) with Exhibit B.

17 SECTION 3. FINDINGS ACCEPTED. The City Council adopts the following
18 findings as recommended by the Environmental Planning Commission (EPC):

- 19 1. The request is to amend the Rank I Master Plan, the
20 Albuquerque/Bernalillo County Comprehensive Plan, by updating
21 Appendix D, which contains demographic and planning data, and the
22 Activity Centers and Transportation Corridors Maps in Section II. Goals
23 & Policies.
- 24 2. The geographic scope of the request consists of the same area as in the
25 existing Comprehensive Plan: the area within Albuquerque’s municipal
26 limits and the unincorporated area of Bernalillo County.
- 27 3. The 2035 Metropolitan Transportation Plan, Charter of the City of
28 Albuquerque, Albuquerque Code of Ordinances: §1-2-1 -
29 Albuquerque/Bernalillo County Comprehensive Plan, §2-12-1 - Capital
30 Improvement Program, §14-13-2-1 - Albuquerque Planning Ordinance,
31 §14-16-1-3 Intent of Albuquerque Comprehensive Zoning Code, West
32 Side Strategic Plan, Mesa del Sol Plan B and the draft West Route 66
33 SDP 2.23.12 (WR66SDP) are incorporated herein by reference.

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- 1 **4. The City of Albuquerque and Bernalillo County Planning Departments**
2 **have been coordinating the submittal and its concurrent review by the**
3 **County Planning Commission (CPC), EPC and ultimately the Board of**
4 **Commissioners and City Council. At a public hearing on March 6, 2013**
5 **the CPC recommended approval of the joint request to the County**
6 **Board of Commissioners.**
- 7 **5. The demographic information in Appendix D is updated based on the**
8 **2010 Census, and other categories of data were obtained from local**
9 **sources. The information includes:**
 - 10 **a. US Census data for population, housing, employment,**
11 **transportation, and educational attainment**
 - 12 **b. City park development**
 - 13 **c. Activity Centers**
 - 14 **d. Metropolitan Redevelopment Areas**
 - 15 **e. Registered Historic Districts**
 - 16 **f. Transportation Corridors**
 - 17 **g. Public school enrollment.**
- 18 **6. The amended map of Development Areas with Activity Centers and**
19 **Transportation Corridors, Fig. 30 dated 3/1/2013, reflects changes**
20 **recommended in lower ranked Master Plans, Area and Sector**
21 **Development Plans that have been adopted since 2001, or, regarding**
22 **the draft WR66SDP, changes that did not generate opposition during the**
23 **EPC process. Following Planning Department work undertaken in 2009,**
24 **adjustments to the boundaries of three activity centers on Coors Blvd.**
25 **are proposed in order to align them with current streets, property lines,**
26 **and established land uses and zoning. No other adjustments to activity**
27 **centers are proposed at this time. Changes to Transportation Corridors**
28 **may reflect current transit services or projected improvements,**
29 **including future Bus Rapid Transit routes.**
- 30 **7. An additional map, Fig. 32 dated 3/1/2013 - Activity Centers and**
31 **Transportation Corridors, is proposed to make the centers and**
32 **corridors' information more legible.**

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- 1 **8. The update of demographic and planning data, including activity**
- 2 **centers and corridors, supports the following City plans and codes:**
- 3 **a. §1-2-1 - Albuquerque/Bernalillo County Comprehensive Plan,**
- 4 **because it presents current conditions and recognizes**
- 5 **implementation of the Plan’s goals and policies since the last**
- 6 **amendments.**
- 7 **b. §2-12-1 - Capital Improvement Program, because it informs City**
- 8 **decisions involving capital expenditures for public infrastructure**
- 9 **and facilities.**
- 10 **c. West Side Strategic Plan, by incorporating appropriate**
- 11 **amendments to activity centers of this Rank 2 plan.**
- 12 **d. Mesa del Sol Plan, because it incorporates the most recent**
- 13 **amendments to activity centers of this Rank 3 plan.**
- 14 **9. The request meets the required procedure for amendments to the**
- 15 **Comprehensive Plan set out in Section III.F of the Plan, including the**
- 16 **Albuquerque Planning Ordinance to which it refers.**
- 17 **10. There is neighborhood opposition to adjusting the southern boundary**
- 18 **of the Coors/Montano Village Community Activity Center due to**
- 19 **potential litigation and possible future rezoning. However, the update**
- 20 **has no bearing on a potential court case. Any future rezoning is**
- 21 **speculative and would be reviewed according to requirements**
- 22 **applicable if and when an application is submitted to the City. Other**
- 23 **public comments make significant new recommendations regarding**
- 24 **activity centers, which are more appropriate to address at a later date as**
- 25 **part of a complete review of the Comprehensive Plan.**

26 **SECTION 4. EFFECTIVE DATE AND PUBLICATION. This legislation shall**

27 **take effect five days after publication by title and general summary.**

28 **SECTION 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,**

29 **clause, word or phrase of this resolution is for any reason held to be invalid or**

30 **unenforceable by any court of competent jurisdiction, such decision shall not**

31 **affect the validity of the remaining provisions of this resolution. The Council**

32 **hereby declares that it would have passed this resolution and each section,**

33 **paragraph, sentence, clause, word or phrase thereof irrespective of any**

1 provisions being declared unconstitutional or otherwise invalid.

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P. O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

Date: January 26, 1998

Jim Strozier
Consensus Planning, Inc.
718 Central Avenue SW
Albuquerque, NM 87102

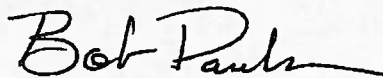
FILE: SD-80-3-3 (BILL R-58)
LEGAL: For Tracts X1A and X2A, University of
Albuquerque Urban Center (SP-95-135 and SP-95-
136), located on the northwest and southwest corners
of Coors Boulevard NW and St. Joseph's Drive NW,
containing approximately 57.7 acres. (G-11). KYM
DICOME, STAFF PLANNER

On June 17, 1996, the City Council approved your request to amend the University of Albuquerque Sector
Development Plan and to amend the land use designation as it applies to the above-cited property. The possible
appeal period having expired, the property status is now changed as follows:

**THE LAND USE DESIGNATION IS AMENDED FROM EMPLOYMENT
CENTER TO MIXED RESIDENTIAL: A MINIMUM OF 40 ACRES WITHIN
TRACTS X1A and X2A SHALL BE DEVELOPED AS APARTMENTS
(R-3 USES) AT 20 TO 25 DU-AC WITH THE BALANCE OF THE
PROPERTY (APPROXIMATELY 19 ACRES) SHALL BE DEVELOPED
AS COMMERCIAL (C-2) AND/OR OFFICE (O-1)**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of
the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should
take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,



FOR Fabrizio Bertolotti
Acting Planning Director

cc: Tom Keleher, Altura West LTD. Co., P. O. Drawer AA, 87103
Consensus Planning, 718 Central Avenue SW, 87103
Kenneth Berry, Ladera Heights N.A., 3301 R Coors Blvd., NW, 227, 87120
Marvin Hack, Ladera Hts., N.A., 7140 Maxim Court NW, 87120
Susan Homer, Vista Grande N.A., 5000 Sequoia NW, 87120
Ted Schmidt, Vista Grande N.A., 3626 Vista Grande NW, 87120
File

Barkhurst, Kathryn Carrie

From: JOEVALLES@aol.com
Sent: Friday, August 30, 2013 1:31 PM
To: cp@consensusplanning.com; rshine60@hotmail.com
Cc: Barkhurst, Kathryn Carrie; jim@sunlandnm.com; Marrone, Carmen M.
Subject: Re: Oxbow West Update - Proposed Sector Plan Amendment

Greetings Jim,

This was discussed at the WSCONAs Executive Committee meeting. We stand firm in opposition to the change pursuant to Resolution 270-1980. Of the respective neighborhood association members represented, the Coalition voted 23-2 to oppose the zone change for the reasons stated in our Statement of Opposition correspondence to the EPC.

Respectfully, Dr. Joe

In a message dated 8/30/2013 10:29:38 A.M. Mountain Daylight Time, cp@consensusplanning.com writes:

Joe and Dick,

I wanted to reach out to both of you and see if there was any interest in meeting so that Jim Rogers and I could update you on our efforts and refinements to our request since our last facilitated meeting, discussions with individual neighborhood associations/HOAs; and discussions with planning staff. While the decision was made not to have another facilitated meeting, we are certainly available to meet with you if you think that would be helpful.

The changes have been in an effort to provide more information and clarification of our request, and can be summarized as follows:

- Separated Parcels A and B from one another on the Land Use/Zoning Table (they had always been treated as one area from the original sector plan);
- Updated and clarified the history of amendments that has been added to the Sector Plan;
- Added a restriction that the residential under the RT zoning proposed for Parcel A be attached single family (Town Homes) and not allow detached single family homes;
- Identifying Parcel B as the "core" of the activity center consistent with the Comprehensive Plan definition and acreages;
- Clarify the zoning allowances and restrictions for Parcel B from the C-2 zone on the land use table; and
- Provided an illustrative plan for Parcels A and B that was added to the Sector Plan drawing to show the intent regarding vehicular access and circulation, retail and service areas, the church, and residential.

Barkhurst, Kathryn Carrie

From: ALBQDOG@aol.com
Sent: Friday, August 30, 2013 1:09 PM
To: Barkhurst, Kathryn Carrie
Subject: Oxbow West Sector Plan Amendment

Dear Carrie:

Jim Strozier and I had a conversation Thursday, August 29th, in reference to the above proposed plan. I indicated to him at that time that Enclave Oxbow has a very small board (3 members, including myself) but that we support the above proposal.

Although, we belong to the West Side Coalition, seldom, if ever, do we support their issues.

If you have any further questions, you can reach me at albqdog@aol.com

Thank you,

Jill M. Greene
President, HOA, Enclave Oxbow

Barkhurst, Kathryn Carrie

From: candypatt <candypatt@aol.com>
Sent: Tuesday, August 20, 2013 4:52 PM
To: Barkhurst, Kathryn Carrie; JOEVALLES@aol.com; Richard Shine
Subject: Project#: 1000032

Ms Barkhurst,

I am in agreement that we need a facilitated meeting based on the changed conditions of the original request by the agent.

Candy Patterson, President
West Side Coalition Od Neighborhood Associations

Barkhurst, Kathryn Carrie

From: John Scholz <ixthus90@gmail.com>
Sent: Monday, August 05, 2013 8:42 PM
Cc: hakim@consensusplanning.com; Barkhurst, Kathryn Carrie
Subject: Re: Homeowner Response to EPC Case# 13EPC-40123

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Neighborhood

On August the 5th in regular session the Villa de Paz homeowners association passed a motion by a vote of 7 in favor and one opposed saying that:

We recognize that there are strong feelings associated with the plan to amend the University of Albuquerque sector plan also known as project # 1000032 and that there are residents on both sides of the issue that we respect. Still in light of this we as a homeowners association do hereby express our support of the ammendment.

Barkhurst, Kathryn Carrie

From: Steve Von Hoff - m <swv47@msn.com>
Sent: Sunday, August 04, 2013 7:18 PM
To: Barkhurst, Kathryn Carrie
Cc: hakim@consensusplanning.com; Villa de Paz HOA
Subject: Homeowner Response to EPC Case# 13EPC-40123

August 4, 2013

Steven W. Von Hoff
164 Calle Arroyo Seco NW
Villa de Paz Townhome Community
Albuquerque, NM 87120-3453

City of Albuquerque Environmental Planning Commission
Hugh Floyd, Chairman
Attn: Carrie Barkhurst, Staff Planner
600 2nd Street NW
Albuquerque, NM 87102

RE: August 8, 2013 Agenda Item (4)
Project Number: 1000032, Case#: 13EPC-40123

Dear Ms. Barkhurst [and EPC members]:

My wife Beverly and I came to the Plaza Del Sol Hearing Room on Thursday, August 1st at 3:00 p.m. to secure paperwork [per the letter we received at our home detailing "Case Distribution" information] about the noted EPC Project and Case. We thank you for not only providing the paperwork but also for your kindness and professional consideration in discussing the case with us and answering some immediate questions. As you mentioned that we may write to the Commission via email to your attention at kcbarkhurst@cabq.gov we are so doing.

Please accept our personal thanks and expression of gratitude for the rather thick stack of paperwork and extend our appreciation to the Commission for their honest and forthright oversight in such matters. I (Steve) have read the entire Staff Report and attached paperwork. Anything we might say against the proposal has already been well said and written. **We add our voices in opposition to the Applicant's Request of Proposed Zoning to SU-3 for Mixed Use (incl. R-T Uses) on Parcel A & B as they intend to build single family units.**

I will, however, make brief observations from another viewpoint. Please bear with me.

Hezekiah was the twelfth king of Judah, ascending the throne at the age of 25, B.C. 726 and was one of the three most perfect kings of Judah [2 Kings 18:5.] He restored the nation to a proper relationship with God, won victories for the kingdom of Judah against their enemies, the Philistines, and refused to acknowledge or acquiesce to the supremacy of Assyria. Hezekiah was really a great guy! In 2 Kings, chapter 20, he got sick and

was told by the prophet Isaiah to “set your house in order, for you shall die; you shall not recover.” Of course, as most of us would have done, he cried and wept. So, God gave him 15 more years of life! But at that time, emissaries from the king of Babylon came [supposedly] to bid him “good health” because their king had heard of Hezekiah’s illness. Hezekiah got all happy about that and took the emissaries around and showed them all his treasure-house – the silver, gold, spices, precious ointment, his armory, and all that was found in his treasuries. There was nothing in his house or in his entire realm that Hezekiah did not show them! [His bad!]

Isaiah returns and tells Hezekiah that because of what he did, God was telling him that a day would come when everything he showed the emissaries would be taken to Babylon and nothing would be left! Even some of Hezekiah’s sons would end up as eunuchs in the palace of Babylon’s king! Here’s Hezekiah’s response: [2 Kings 20:19 Amplified Bible] ***Then said Hezekiah to Isaiah, The word of the Lord you have spoken is good. For he thought, Is it not good if [all this evil is meant for the future and] peace and security shall be in my days? While Hezekiah was a great king and a good man, his attitude and thinking of personal peace and security as versus that of his kingdom and family provide us with what I call the “Hezekiah Syndrome” ...I’ll take care of me right now and don’t care about others and their future.***

Here is a situation that reflects the “Hezekiah Syndrome.” Once upon a time, not long ago... 299 acres of land were set aside on the West side of Albuquerque by really good people of vision. They envisioned development on that land that would provide a Community Activity Center where *“commercial, office, entertainment, medium density residential and institutional uses would be developed... accessed by arterial streets and a range of transit service levels. Land use, zoning and transportation decisions made incrementally over decades have undermined effective implementation of the Activity Centers concept...”* Since that time, much of this particular land parcel has been slowly turned into yet another of **Albuquerque’s Westside Bedroom Communities!** As well-intentioned as it may appear, the current proposal only exposes a lack of serious effort by the Applicant to develop a true Community Activity Center development and only adds to the “bedroom community” syndrome. We have less than 20% of the original 299 acres left, and there is nowhere on the Coors Corridor between Interstate 40 and Rio Rancho that is presently more suited for a true, honest, well-intentioned and planned Community Activity Center than Parcel A & B under question. Not everyone is fortunate enough to have such a large investment. Yet, to whom much is given, much shall be required. Owners deserve a good return on their investment. The West side deserves a beautiful and functional, well designed and developed Community Activity Center at this ENTIRE location. It is our personal conclusion that the current interests of the Applicant and those writing in approval of this case strongly represent the “Hezekiah Syndrome” as they seek to protect their own interests and secure short-term monetary returns and not a long-term comprehensive solution and benefit for the greater West side community of Albuquerque. We can mutually do better. **Please deny their application.**

Thank you for your time and consideration.

Steve & Beverly Von Hoff

Steven W. and Beverly A. Von Hoff