



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1000032
Case #: 13EPC-40123
August 8, 2013**

Staff Report

Agent	Consensus Planning
Applicant	Oxbow Town Center, LLC
Request	Sector Development Plan Amendment / Zone Change
Legal Description	Tracts X-1-A2 and , Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center
Location	St. Josephs Drive NW between Coors Blvd. and Atrisco Drive
Size	Approximately 47.7 acres
Existing Zoning	SU-3 for Mixed Use (incl. O-1 Uses)
Proposed Zoning	SU-3 for Mixed Use (incl. R-T Uses)

Staff Recommendation

Staff recommends a recommendation of DENIAL to the City Council of Case #13EPC-40123 based on the Findings beginning on Page 27.

**Staff Planner
Carrie Barkhurst**

Summary of Analysis

The request is to amend the zoning for Parcels A and B of the University of Albuquerque Sector Development Plan (UASDP). The applicant would like to develop 17 acres of single-family residential uses instead of the required minimum 17 acres of O-1 development. The West Side Strategic Plan and Coors Corridor Plan apply to this request.

The current zone allows houses, townhouses, apartments, and all other forms of residential dwelling units, as regulated by the O-1 and C-2 zones. However, there is a restriction on the development of typical residential subdivisions. Mixed-uses and densities are required.

The request would allow a new 17 acre moderately low-density residential subdivision, which conflicts with Activity Center policies that require higher density residential uses and non-residential uses. This conflict is deemed as “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.



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses relative to the 2 subject tracts:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-3 Mixed Uses (R-3, C-2, and O-1 Uses)	Established Urban; WSSP; University of Albuquerque SDP; Coors Corridor Plan	Vacant
North	SU-3 Mixed Uses (R-LT, R-2, O-1, and C-1 Uses)	Established Urban; WSSP; University of Albuquerque SDP; Coors Corridor Plan	Single-Family Residential
South	SU-1 PRD	Established Urban; WSSP; Coors Corridor Plan	Single-Family Residential
East	SU-1 PDA and SU-3 (Mixed Residential, O-1, and C-1 Uses)	Established Urban; WSSP; University of Albuquerque SDP; Coors Corridor Plan	St. Pius High School, Soccer Fields, and Single-Family Residential
West	SU-3 Mixed Uses (Church); R-3; R-1; O-1; C-1	Established Urban; WSSP; University of Albuquerque SDP; Coors Corridor Plan	St. Joseph’s Church, Multi-Family Residential, Single-Family Residential, Offices, and Urgent Care Medical Center

II. INTRODUCTION

Request

This request is to amend the University of Albuquerque Sector Development Plan (UASDP) to change the zoning and 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’s 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 subject site is zoned SU-3/Mixed Uses (C-2 and O-1 Uses, with a minimum of 17 acres to be developed as O-1). The intent of the request is to allow single-family residential development on up to 17 acres of Tract A, which is north of St. Joseph’s Drive. The remainder of the site would develop with C-2 or O-1 uses. The subject site is currently vacant.

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) -] [+ residential (R-T uses on Parcel A only, 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.”

The proposed zoning 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.”

The University of Albuquerque Sector Development Plan map 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 a partial case history of amendments to the UA SDP has been added, for informational purposes.

Context

The subject site is vacant but is surrounded by development on all sides: to the north is single-family residential development (Rancho Encantado, Del Sur and Valle Alegre); to the east is a public park with soccer fields, St. Pius School, and single-family residential development (Enclave at Oxbow); to the south of Parcel B is a single-family residential development with attached dwelling units (Villa de Paz); and to the west is a church on Parcel A, an Urgent Care Medical Center, offices, and multi-family residential development (Atrisco Apartments).

The subject site is located within the Coors Community Activity Center, as identified in the West Side Strategic Plan, and adjacent to the Coors/Western Trails Neighborhood Activity Center (see attached maps). The neighborhood activity center has not developed with a mix of uses as planned but instead has developed primarily with single-family residential units, with senior housing and commercial uses allocated on the remaining undeveloped 17-acre parcel.

The subject site is approximately 2 miles south of the Coors/Montano Community Activity Center and approximately ½ mile north of the Coors/I-40 Community Activity Center, as designated by the Comprehensive Plan.

The subject site is designated by the West Side Strategic Plan as a Community Activity Center in the Ladera Community. In the Ladera Community, there are three Neighborhood Activity Centers:

1. The Coors/Western Trail NAC abuts the subject site to the north;
2. The Unser/St. Joseph’s NAC is approximately 1 mile west of the subject site; and
3. The Unser/Ladera NAC is approximately 2 miles southwest of the subject site.

City Council is currently considering amendments to the Comprehensive Plan to modify the *Activity Centers and Transportation Corridors Map* in the Comprehensive Plan to incorporate appropriate amendments to activity centers adopted within the WSSP, among other updates.

The general service area for a CAC is within a 3-mile radius, and a NAC is a 1-mile radius. Several Neighborhood Activity Centers (typically 3 to 8) may occur in each Community.

Environmental Planning Commission (EPC) Role

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.

History

In the early 1980's the subject site was annexed into the City and designated as an Urban Center (AX-80-26). It was zoned SU-3 and as required by the SU-3 zoning, the University of Albuquerque Sector Plan was adopted to guide future development of the 299-acre Plan area (Z-80-122/SD-80-1). The Urban Center designation meant that the area was to develop with a mix of public, institutional, commercial, retail, and office uses as well as higher density residential.

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. Over the course of the amendments, the original University of Albuquerque Sector Development Plan document was lost, and the Land Use/Zoning Map was retitled as the Sector Development Plan. Also, many of the original notes were left off the land use/zoning map.

In 1996 and 2002, the sector plan zone map was amended to the point that it effectively changed the focus of the plan area from an Urban Center to a mixed use and residential area (Project 1001624). The Urban Center designation was officially eliminated by R-02-41. Concurrently, the West Side Strategic Plan was amended, introducing the Centers and Corridors Concept and designating the southwest corner of the Coors/Western Trail intersection (Parcel V) as the Neighborhood Center for the area (R-01-278). However, Parcel V has subsequently developed as primarily single-family residential. A 17-acre portion of the NAC remains undeveloped, and is designated for multi-family residential, senior housing, and commercial uses.

Even though the Urban Center designation was eliminated, the University of Albuquerque Sector Development Plan still controls the uses in the plan area and still reflects a mix of uses allowed at the subject site. It has been amended several times since 2002 and the amendments that occurred continued to change the composition of land uses from institutional, office, and commercial to residential. The amendments generally shifted the development intensity and density to the west side of Coors Blvd. These amendments have effectively wedged most the land available for commercial and office uses between single-family residential uses, where it has remained undeveloped.

Parcels A & B

At the time of annexation and establishment of zoning, the subject site land use was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996, City Council approved a change to "A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial (C-2) and/or office (O-1)" (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-255). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

In 2012, an apartment complex was proposed on Parcel A. In the face of strong neighborhood opposition, in particular, to the intended work-force housing market segment, the applicant withdrew the request (Project 1005357/12EPC-40040/41/42).

The University of Albuquerque Sector Development Plan Land Use Map has been amended 9 times. The following table summarizes changes to the US SDP and other development requests:

Date	Action	Project #	Parcels Affected	Result
1980	Urban Center Designation (299 acres)	AX-80-26	Area between Western Trail and N. Boundary of Town of Atrisco Grant and Atrisco Dr. and the Rio Grande	Established the University of Albuquerque Urban Center and Adoption of the UA SDP
Aug. 31, 1982	Annexation Adoption of University of Albuquerque Sector Dev. Plan (UA SDP) Establishment of Zoning	Council Bill O-65 SD-80-1 Z-80-122	Parcels A, B, & C Parcels I, II, III, IV, V, VI, A, B, C, D, E and F ”	Established SU-3 Zoning Adoption of Land Use Plan as identified in the Sector Plan
June 16, 1995	Amendment of UA SDP	SD-80-3-1	Parcel V (incorporated 20 acres of Parcel A)	Amendment of land use plan to allow O-1, C-1, and Residential (20 du/ac) uses
Oct. 13, 1995	Amendment of UA SDP	SD-80-3-1	Parcel V (incorporated 20 acres of Parcel A)	Amendment to land use plan to allow residential and commercial uses, a theatre, and alcohol sales
Oct. 20, 1995	Site Development Plan for Subdivision	Z-95-94	Parcel V (incorporated 20 acres of Parcel A)	Illustrated land use allocations; replatted to add 20 acres from Parcel A
Feb. 16, 1996	Amendment of UA SDP	SD-80-3-3	Parcels A and B	Amendment to the land use plan to allow R-3, O-1, and C-2 uses instead of employment center/industrial/education
July 3, 1996	Amendment of UA SDP	SD-80-3-3 (R-58)	Parcels A and B	Reallocation of R-3, O-1, C-2 land uses
Nov. 14, 1996	Amendment of UA SDP	SD-80-3-4	Parcels C, D, E, and F	Modification of Residential densities to 10-25 du/ac

Date	Action	Project #	Parcels Affected	Result
Nov. 14, 1996	Site Development Plan for Subdivision	Z-96-99	Parcels C, D, E, and F	Allows for the development of single-family residential uses
Sept. 19, 1997	Site Development Plan for Subdivision	Z-97-103	Parcels C, D, E, and F	Design Guidelines approved
August 1999	Amendment of UA SDP Site Development Plan for Subdivision	SD-80-3-6 Z-99-84	Parcel V Parcel V	Added single-family residential, office, and neighborhood park Divided Parcel V into Tracts 1-4
January 2002	Amendment of UA SDP Deletion of Urban Center designation	Project 1001624 File#0113801744 R-02-41	I, II, C, D, and E Parcels I, II, III, IV, V, VI, A, B, C, D, E and F	Change focus from Employment Center to Mixed Residential (as reflected on current Plan) Urban Center designation Eliminated
Sept. 2002	Amendment of UA SDP Amendment of Site Development Plan for Subdivision Site Development Plan for Building Permit	Project 1001624 02EPC-01161 02EPC-01170 02EPC-01165	Parcel V Parcel V Parcel V	Reduced development densities and increased acreage allowed for single family residential Subdivision of Tract 4 into 3 Tracts (4-A, B, & C) and a public roadway 6-acre Condominium development on Tract 4-C
April 12, 2007	Amendment of WSSP Amendment of UA SDP Site Development Plan for Subdivision Site Development Plan for Building Permit	07EPC-00122 R-07-255 07EPC-00115 R-07-256 07EPC-00114 07EPC-00121	Parcels A and B Parcels A and B Parcel B and portion of Parcel A Parcel B	Designate as a new Community Activity Center Eliminate high-density residential uses and increase acreage for office and commercial uses Subdivision of a portion of Parcel A and B into 10 new tracts (never finalized) Development of 3 Tracts with commercial uses (never finalized)

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways and makes the following designations:

- Coors Boulevard NW as a Limited-Access Principal arterial, with a ROW of 156'.
- St. Joseph's Drive NW and Western Trail NW as Minor Arterials, with a ROW of 86'.
- Atrisco Drive NW as a Collector Street, with a ROW of 68'.

Comprehensive Plan Corridor Designation

Coors Blvd. is designated as an Enhanced Transit Corridor with the intent to “improve transit and pedestrian opportunities for residents, businesses and other users nearby. These roadways could have similar features to the major transit corridor. Their goal is to provide transit service competitive with the car, and develop adjacent land uses and intensities that promote the use of transit.”

Trails/Bikeways

There is an existing multi-purpose trail along the east side of Atrisco Drive, which crosses St. Joseph's and turns into an on-street bike lane. There is also a bike lane along Coors Boulevard adjacent to the subject site.

Transit

ABQ Ride #790 and #155 pass by the subject site along Coors Boulevard. The nearest bus stop is 250' south from the southeast corner of the property, serving the above-mentioned routes is the southbound direction.

Public Facilities/Community Services

To the north of the subject site is a newly developed City park in the Rancho Encantado Neighborhood. Directly across Coors Boulevard are developed soccer fields – these fields are adjacent to the private St. Pius High School. To the south (on the east side of Coors) are the four baseball diamonds of Corona del Sol and is developed adjacent to Fire Station 17 on Yucca Drive. Within close proximity to the subject site, on Ladera Drive, is the Ladera Golf Course.

For more specific information, see the Public Facilities Map (attached).

III. ANALYSIS – APPLICABLE ORDINANCES, PLANS AND POLICIES

A) Albuquerque Comprehensive Zoning Code

The existing zoning of the subject site is SU-3/Mixed Use (O-1 and C-2 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 (Parcel A=21.2 ac; Parcel B=26.5 ac). The request is for an amendment to the zoning text.

The subject site is specified to have a minimum of 17 acres of O-1 uses, and a mix of C-2 and O-1 uses for the remaining 30.7 acres. The applicant requests the requirement for a minimum of 17 acres O-1 uses to be removed and replaced by up to 17 acres as R-T uses. The remaining 30.7 acres would allow C-2 and O-1 uses.

Section 14-16-2-22 SU-3 Special Use Zone. This zone allows a variety of uses controlled by a plan, which tailors development to an Urban Center; these include centers of employment, institutional uses, commerce, and **high-density dwelling**.

Section 14-16-2-15 Office and Institution Zone. This zone provides sites suitable for office, service, institutional, and dwelling uses.

Section 14-16-2-17 C-2 Community Commercial Zone. This zone provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

Section 14-16-2-9 R-T Townhouse Residential Zone. This zone provides suitable sites for houses, townhouses, and uses incidental thereto in the Established and Central Urban areas.

The proposed uses are predominantly single-family dwellings and some townhouses, developed according to the R-T zone (17 acres) and C-2 Uses for the remainder of the site (30.7).

The O-1 zone allows houses “constituting up to 25% of the gross floor area on the premises.” Up to 60% of the premises FAR could be developed for dwelling units with a conditional use permit.

The C-2 zone was amended in 2012 to allow residential uses for sites that are within an activity center or adjacent to a major or enhanced transit corridor. Both of those criteria apply to this site, so residential uses would be allowed in the portions of the site that allow C-2 development. The C-2 zone does not allow houses (single-family, detached dwelling units).

Therefore, the proposed use, residential, is allowed permissively under the current zoning. However, the desired development pattern (a single-family residential subdivision) is not permissive under the current zoning. This development pattern would be permissive with the requested zoning.

Development Process

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 Sector Development 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 requiring a site development plan for all future development, it did not specify the review or approval process. There was also a note that indicated: “Zoning is

SU-3 for the uses specified in the Zoning Legend.” Both of these notes have inexplicably dropped from the Sector Development Plan some time after the 1996 amendment and should be added back to the UA SDP. Other documents associated with UA SDP zone map amendments have referred to requirements for future development to be reviewed and approved by the EPC.

A new note was added after the 1996 UA SDP amendment indicating: “Site Development Plans for Building Permit for single family home developments shall be reviewed and approved by the Development Review Board (DRB). A public hearing shall be required at the DRB for those projects.” There is no procedure defined for multi-family and non-residential developments, so the SU-3 regulations would apply. However, in the past, all developments have been reviewed and approved by the EPC. If an amendment is approved, staff recommends that a note be added to the UA SDP that requires EPC approval of MFR and non-residential development, which would be consistent with the case history and previous versions of the UA SDP Land Use/Zoning Map.

Activity Center Designation

The current request would effectively modify the Activity Center to be only south of St. Joseph’s Drive, where future development of commercial, office, or institutional uses would be possible. If the request is approved, the Planning Department would recommend modifying the boundary of the CAC to exclude Parcel A, and due to the smaller size, reclassifying it as a Neighborhood Activity Center with neighborhood-scale uses (C-1) also being more appropriate. The West Side Strategic Plan Activity Center boundary would need to be amended. The City Council is currently reviewing amendments to the Activity Centers map of the Comprehensive Plan and this matter will be heard on August 5, 2013.

Definitions

The City Zoning Code does not provide definitions for low, medium, or high density development. In a review of other peer agencies, a range between 6 and 25 dwelling units per acre is considered “medium density residential development.” The Urban Design and Development Division defines medium density as between 12 du/acre and 25 du/acre.

Activity Center Policies call for medium density residential uses, 2-3 story buildings, and moderate floor area ratios (0.3 – 1.0) in Community Activity Centers. Enhanced Transit Corridors call for 7-30 du/acre net housing density targets for new development.

density, net – the average number of dwelling units per acre, based on the geographic area of sites devoted to residential and very closely related incidental uses – not including public use areas. (Definition from the Comprehensive Plan)

mixed use zoning – land use regulations which permit a combination of different uses within a single development. (Definition from the Comprehensive Plan)

activity center – a relatively compact area of at least a few different land uses generating employment, attracting trips, and serving as the focus for other activities . . . Major Activity Center, defined elsewhere in the Comprehensive Plan, is the largest form of activity center proposed for Albuquerque, while Neighborhood Activity Centers are the smallest.

B) Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations - Regular Text; *Applicant Response - Italics*; **Staff Analysis - Bold Italics**

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” The subject site is also within a Community Activity Center (CAC) as designated by the WSSP. The Comprehensive Plan is being updated to designate the subject site as a CAC, to be consistent with the more recently amended WSSP. The update is currently under consideration by the City Council and will be heard August 5, 2013. The following Comprehensive Plan Goals and policies apply to this request:

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The location, intensity, and design of the requested uses respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and other resources of social, cultural, and recreational concern. The applicant achieves this with the goal of developing commercial at the northwest corner of Coors Boulevard (an Express Transit Corridor) and St. Joseph’s Drive. There are existing residential uses to the north and south of this area. Adjacent land uses have been designated by the University of Albuquerque Sector Development Plan “SU-3” for a mix of uses, which allows for office, commercial, residential, educational, and church uses. The proposed change from office to residential uses on Parcels A and B is intended to respect the adjacent land uses.

The request respects neighborhood values by proposing a similar use to the existing development pattern north of the subject site. The Rancho Encantado HOA has written in support of single-family housing on Tract A, and believes that it would be a compatible land use. However, in relation to the larger community, other west side residents commented that the application does not contribute to stability of zoning, and that it is not more advantageous to the community in terms of jobs to housing balance on the west side, which is currently heavily weighted towards housing.

Intensity - The request to replace office and institutional uses with low-density residential ones adjacent to an Enhanced Transit Corridor is not consistent with Enhanced Transit corridor Employment Density Targets or Housing Density Targets for New Development (7-30 du/acre) page II-83 Comprehensive Plan. Higher intensity and density development is called for in Community Activity Centers, and single-family residential uses are generally not compatible. The existing zoning/land use allows for a mix of office, commercial, residential, educational, and church uses, however, single-family residential subdivisions are not permitted. Having predominantly low-density development may not respect environmental carrying capacities and community resource management by requiring a larger amount of land per dwelling.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Parcels A and B have full urban facilities and services available to them. Direct access is from Coors Boulevard and Saint Joseph's Drive. Existing water, sewer, and other utilities area in place and can accommodate future development. Coors Boulevard is an Enhanced Transit Corridor served by ABQ Ride routes 155, 790, and 96.

Staff agrees that the site is vacant land that has access to existing facilities and services.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

As previously stated, the applicant envisions residential development on Parcel A that will be complemented with proposed commercial development at the corner of Coors Boulevard and St. Joseph's drive. The residential and commercial retail/service uses on the property will go through an approval process for Site Plan for Subdivision and Site Plan for Building Permit with the Environmental Planning Commission (EPC) to ensure the quality of design and allow public comment. It will be subject to design regulations in the Coors Corridor Plan.

The request is not strictly consistent with this policy because it asks to replace land zoned for employment and service uses with single-family residential development. The subject site was designated as an appropriate location for services to support the surrounding residential areas. The applicant has not demonstrated that this change would not adversely impact the availability of jobs and services in this area, which already has an abundance of houses.

Note: The process for development of single-family residential uses is for a public hearing at the Development Review Board. Commercial uses would be reviewed administratively by the Planning Director. There is no requirement for future development to go to the EPC.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

The area of commercial retail/services is envisioned to be sited along Coors Boulevard. Site specific development for these future commercial uses should provide pedestrian and bicycle access from the residential communities to the retail/service development. The envisioned residential areas will be well within walking or bicycling distance.

The request would locate residential uses in a location that was determined by City Council to be appropriate for a mix of higher intensity land uses (R-01-278).

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Any residential and commercial development will be subject to Site Plan for Subdivision and Site Plan for Building Permit review and approval by the EPC. The single family development will be reviewed by the DRB. All development will be measured against the design policies and regulations of the Coors Corridor Plan, West Side Strategic Plan, and the Comprehensive Plan.

Staff does not find these policies applicable to the request to amend zoning/land uses.

II.B.7 Activity Centers: The Goal is to 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.

The University of Albuquerque Sector Plan area is designated as a Community Activity Center. Specifically, Activity Centers are intended to “provide for unique attractions serving local, regional, and statewide needs”. The subject property is accessible by all modes of travel, and has convenient access to the major roadway system, including Coors Boulevard. The envisioned residential and commercial uses are consistent with the examples contained in the Comprehensive Plan; supporting residential, retail, and service uses.

Staff agrees, except noting that single-family residential uses have not been identified as appropriate in Activity Centers. Therefore, the mix of uses allowed by the current zoning/land use would be more appropriate for the site.

Table 22: Table 22 in the Comprehensive Plan provides a description of the appropriate land uses within a Community Activity Center.

Applicant’s Response: The proposed change is consistent with this description based on the following: 1) The requested residential (R-T uses) land use allows for medium density housing including town homes and single family detached products, 2) The existing church and proposed elementary school are identified as appropriate uses, and 3) The remaining C-2 zoning permits a mix of uses including multi-family, senior housing, retail, and office uses.

Medium-density housing is listed as an example of typical uses in a Community Activity Center. Medium density is generally described as being 8-20 gross dwelling units per acre. Single-family detached products do not usually fit in this category of medium density since single family homes typically require 3,600 - 6,000 square feet per dwelling unit.

Policy II.B.7a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

Allowing for residential uses in proximity to commercial development is consistent with this policy because it will help sustain the University of Albuquerque area by addressing current demands and adding complementary uses in an area unlikely to develop with office uses. The property is currently vacant and has lagged behind development within the Sector Plan on the east side of Coors Boulevard (i.e., Oxbow Communities). These two parcels along Coors Boulevard are accessible by transit, passenger vehicles, bicycles, and pedestrians.

Staff agrees, and notes that the current zoning/land use already allows residential uses. Allowing extensive development of a new single-family residential subdivision in the Activity Center would not likely contribute to mixed use concentrations of interrelated activities within the Activity Center, nor would it improve on the cost-effectiveness of City services, relative to the current use entitlements. The applicant claims that the request addressed “current demands” without identifying how those demands were identified or whose demands they are.

Policy II.B.7i: Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

The request is for low-density residential development within a designated Community Activity Center. Higher-density residential development and mixed uses would be more appropriate, and is possible with the current zoning/land use development entitlements.

II.D.6 Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The envisioned residential and commercial uses will promote economic activity and allow more people to live in closer proximity to commercial services. The proximity of the commercial retail/service areas to future residential development will increase business success rates as potential clientele can be found nearby.

The Activity Center site is already surrounded by mixed density residential development that would support the development of office, apartment, commercial, and retail services. The mixed-density housing allowed by the current zoning would be more effective in achieving this economic development goal. The development of approximately 1/3 of this Activity Center as low-density residential would not likely improve opportunities for Economic Development on the west side.

C) West Side Strategic Plan

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located within the Ladera Community. The Ladera Community is 2,200 acres in size, and could potentially support a population of 15,400. This would result in approximately 6,200 housing units with a potential for 5,100 jobs in the area.

The WSSP identifies locating employment uses on the West Side as critical to achieving the Plan's goals including: reducing vehicle trip distances, decreasing commuter demand across the Rio Grande, decreasing the need for additional lanes of river crossing, decreasing construction and maintenance costs, and establishing healthy activity centers. The subject site is located in the Ladera Community's designated Community Activity Center (CAC).

Because the subject site is located within a CAC, the land uses are expected to develop as a provider of goods and services as well as employment for the area. One of the goals for this area is to encourage higher density housing on vacant parcels along Coors to provide a mix of land uses and increase the residential base of the Ladera community. Another goal is to improve the pedestrian environment along Coors Boulevard by providing pedestrian amenities (Page 102). The following WSSP goals, objectives, and policies apply to the proposal:

Goal 12: The Plan should provide for long-term sustainable development on the West Side.

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side. (Page 17) *(Not addressed by the applicant)*

Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making. (Page 17)

Residential uses will more effectively interface with existing neighborhood and community-oriented uses. The proposed change to the land use designation would balance with the surrounding residential, future commercial, and existing institutional uses (i.e., St. Pius High School). The existing Neighborhood Activity Center at Coors Boulevard and Western Trail has developed primarily with single-family residential uses, which suggests that the remaining vacant areas will not support a complete mix of commercial and office uses, as is currently mandated by the Sector Plan.

The request is to replace 17-acres of office and institutional land uses with the same amount of low-density residential uses. As mentioned by the applicant, both the Neighborhood Activity Center and the majority of the University of Albuquerque SDP have developed with predominantly single-family residential uses. This fact alone points to the need to preserve the land within the Community Activity Center for a mix of higher density / intensity uses to serve the surrounding residents. Additional single-family dwelling units would not provide opportunities for jobs and employment, and it would not minimize the need for cross-metro trips. Further, mixed-density residential uses (excluding houses) are permissive in the C-2 zone. If the request is approved, this Activity Center could potentially develop purely with residential uses according to the zoning/land uses allocation for Parcel A and B.

Staff disagrees that the residential uses would more effectively interface with the existing neighborhood. The O-1 zone provides sites suitable for office, service, institutional, and dwelling uses. It is often used as a buffer or transition between single-family residential and commercial uses.

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of 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 subdivisions, or large lot rural subdivisions) shall not be approved within the Centers. (Page 38)

The applicant did not address this policy.

The applicant intends to develop approximately 80 dwelling units on a 17 acre portion of Tract A. This would result in a low-density development of less than 5 du/acre (gross density), and 8 du/acre (net density). According to this policy, the EPC “shall require that high density and non-residential development occur within Community and Neighborhood Centers.” Because the request would allow low-density residential subdivisions, it “shall not be approved.” Consequently, the Planning Department has recommended denial of this request.

Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses. (Page 39)

Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community. Its service area may be approximately three miles (radius) and a population of up to 30,000. (Page 41)

The applicant did not address these policies.

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 for a zone/land use change to remove 17 acres of O-1 uses in order to allow the same amount of low-density residential development inside a Community Activity Center is not consistent with Policies 1.3 and 1.13.

Policy 1.10: Designated neighborhood and community centers shall be reviewed periodically for viability and appropriateness; if a center comes to exhibit characteristics which justify it, its designation may be amended from neighborhood to community or vice-versa. Similarly, new centers may be located/designated based upon the criteria outlined in Policy 1.9. (Page 39)

If the request is approved, it may be appropriate to exclude Parcel A from the Community Activity Center, and to further consider re-designating Parcel B as a Neighborhood Activity Center, based on its smaller size.

Ladera Community Policies – page 7 of R-07-255 (not amended in WSSP text)

Potential Uses: Retail, service, higher density housing Coors/St. Joseph’s Community Center

Goals: Encourage higher density housing on vacant parcels along Coors to provide a mix of land uses and increase the residential base of the Ladera community.

The applicant did not address these policies.

The request would allow low density residential development in the Community Activity Center, and conflicts with the uses and goals of the Ladera Community

D) Coors Corridor Plan

The subject site lies within the boundaries of the Coors Corridor Plan, a Rank III plan adopted in 1984. It contains policies, regulations, and guidelines for the development of Coors Boulevard. The subject property is in Segment 2 of the Corridor Plan, which extends from I-40 on the south to the Western Trail on the north. The following CCP policies and design regulations apply to the proposal:

Policy 1 – Adopted Plans: Land use decisions shall be made in accordance with adopted plans for Northwest Mesa area. The City of Albuquerque has adopted a hierarchical plan ranking system. The Rank 1 plan includes all the elements of the Albuquerque/Bernalillo County Comprehensive Plan. Rank 2 plans include area plans such as the Northwest Mesa Area Plan. Rank 3 plans include sector development plans including this Coors Corridor Plan. Plans of lower rank must comply with all provisions of all higher ranking plans, including issues such as land use and commercial site locations.

Adopted plans for this area have been addressed in this justification letter. Relevant policies from applicable plans have been cited. This request complies with applicable policies of higher ranking plans, thereby furthering this policy.

As analyzed above, the request does have a significant conflict with the intent and policies of the WSSP regarding land use within Activity Centers.

Policy 3 – Recommended Land Use: The Coors Corridor Plan recommends land uses which are identified on the following maps. They specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide the development in the plan area.

The subject property is located in Segment 2 of the Coors Corridor Plan Zoning and Land Use maps. Existing zoning at the time the Plan was written was SU-3 for Employment Center. No zone change was recommended, although the land use designation has since been changed. The Coors Corridor Plan's recommended land use for the site is industrial/employment. The Coors Corridor land use recommendation reflects the University, Technology Park, and high density development that was envisioned at the time of the Plan's adoption. Since the Plan's adoption, there have been several amendments to the land use within the University of Albuquerque Sector Plan due to changing conditions in the area. Notably, the Coors Corridor Plan was adopted in 1984, around the same time as the University of Albuquerque Sector Plan. Therefore, the land use vision presented by both plans does not reflect existing conditions and uses that would be advantageous to the current community.

Staff agrees, but notes that the request would conflict with the zoning/land use designation established by the UA SDP more recently in 2007, as well as the Community Activity Center Designation established at that same time.

Site Planning and Architecture Policies: Various design policies apply to development within the Coors Corridor Plan area. These include: site design, building setback height and bulk, front landscaped street yard, site landscaping, off-street parking, commercial sites, access, bikeways and horse trails, site lighting, and architectural design. (summarized by the applicant)

Site Plans for Building Permits shall comply with Coors Corridor building and site regulations as provided in the Sector Plan.

Staff agrees that Site Development Plans for Building Permits would be reviewed by the Planning Director and/or DRB for consistency with these Policies and Design Regulations. However, this is not a request for site development plan approval.

Conclusion of Policy Analysis

Single-family residential development is not consistent with the goals and intent of applicable plans for sites designated as Activity Centers. 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 (i.e., 12-25 du/acre), 2) provide a maximum acreage that could be developed as single-family residences, or 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).

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

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Note: Policy is in regular text; *Applicant's justification is in italics; staff's analysis is in bold italics*

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

This request is consistent with the health, safety, morals, and general welfare of the City. The permissive uses in the Sector Development Plan already allow residential uses, including single family, multi-family, and senior housing. Replacing office uses with residential uses will reinstate the residential uses (to a lesser extent) that were allowed prior to the Activity Center designation and zone change that occurred in 2007 and will provide a more logical transition between the more intense commercial uses and the adjacent neighborhoods and church.

Staff agrees that residential uses are appropriate within the UA SDP area, and that there is no conflict with the health, safety, or morals of the city. However, more low-density residential uses on the west side of the river and within a CAC may not be consistent with the general welfare of the City. It would further exacerbate the jobs and housing imbalance, by removing land that could be developed into non-residential or mixed uses. In 2004, the west side of the city ½ a job per household, while the east side of the city has 1.5 jobs per household (2030 Metropolitan Transportation Plan, page 2-8). As a designated Activity Center, City Council intended for this land to be developed with higher-intensity, mixed uses (R-07-255).

Staff notes that single-family residential dwellings are not allowed in the C-2 zone, and that is what the applicant would like to develop. Staff is unclear how single-family residences would form a transition between other houses and future commercial uses, and finds that office and institutional uses may serve as a better transition. If more houses were built in advance of commercial development, they too would need a transition between C-2 commercial uses.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

As previously stated, the permissive uses established for the University of Albuquerque Sector Plan already allow single and multi-family residential development. Expanding residential uses to Parcels A and B will better match and mirror the demands of this area (specifically, those for single family residential on Parcel A) that existed prior to the 2007 amendment when a portion of Parcel A was allocated for residential uses. Commercial uses are also envisioned on Parcel A of the Sector Plan, which will create a symbiotic relationship between existing and future residents of the Sector Plan area and future services.

The subject site and Sector Plan Area has demonstrated instability in zoning over time, as the Sector Plan has been amended repeatedly to respond to development opportunities which have not materialized. Over time, predominantly single-family dwellings have been built throughout

the UASDP, which is one reason why this remaining undeveloped portion was designated as an Activity Center.

The residential uses allowed prior to the 2007 designation as an Activity Center were for multi-family (24-30 du/acre), which would be appropriate densities for an Activity Center. Single-family dwellings have never been included as permissive uses at this location. The applicant has not provided a sound justification for why the change should be made.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The applicant's justification primarily relies on the fact that single-family residences are allowed in other areas of the Sector Development Plan, and therefore would also be compatible at this location. Also mentioned is that the zoning/land use change will not preclude a mix of commercial uses on the remaining 4 acres of Parcel A and the entire 26 acres of Parcel B. See Policy Analysis in sections B, C, and D above. No significant conflict is noted.

Staff finds that there is a significant conflict with the request for low-density residential uses in an Activity Center. See the Policy Analysis section III.C, D, and E, above.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

This request is justified based upon both changed conditions and that the change is better for the community as articulated in the Comprehensive Plan and other City plans and policies.

Since the Sector Plan's adoption in 1982, the plan has been amended 7 times. These changes have all stemmed from the original premise that the area would develop with a University campus and surrounding employment, research and development, and high density student housing. This is the reason that the property was zoned SU-3 for an Urban Center. The City Council even passed a resolution in 2002 that eliminated the site as an urban center, but kept the SU-3 zoning. The bulk of the area within the Sector Plan boundaries has developed with a high school, church, neighborhood park, and residential neighborhoods. The proposed change responds to those changes and provides for an additional single family neighborhood to transition between Coors Boulevard and the Commercial areas to the church and adjacent neighborhoods.

The existing community surrounding the subject site has observed a significant increase in traffic along Atrisco Drive. This increase appears to be an unforeseen consequence of Unser Boulevard being extended north into Rio Rancho. This traffic occurs as commuters heading

south on Unser Boulevard NW towards I-40 take a shortcut by hopping on to Atrisco Drive, heading west towards Coors Boulevard NW, and then south to the freeway. The proposed revision from office to single-family residential will result in a significant reduction in trips generated from this property.

The proposed change is also more advantageous to the community as articulated in numerous City plans and policies. In addition to these plans and policies, the neighborhood to the north and the church expressed concern over a proposal for high density housing and stated their preference for single family homes in this area. While the Office Park was not opposed, it is more intense and was anticipated to be 3-stories. The single family homes will also generate significantly less traffic. Specific policies that support this change are provided in Section C of this response and include neighborhood stability, quality of life, enhance the sense of community in the area, and provide for additional variety of housing options.

The existing Church on Parcel A is in the process of building an affiliated elementary school on the remainder of its 10 acre property. The addition of a school in this location is a very compatible use with the proposed single-family residential. Furthermore, the addition of this elementary school will help alleviate the local elementary school.

Staff generally agrees with the applicant's analysis, but does not find that the applicant has demonstrated why the existing zone is inappropriate.

(2) Changed community conditions: The applicant primarily discusses changed conditions since the 1982 UA SDP adoption. There was no discussion of any changed community conditions since the 2007 rezoning of the property that would justify this change.

(3) More advantageous to the community: As analyzed above, the request has significant conflicts with applicable Goals and policies of the Comprehensive Plan and WSSP. The current zone has been demonstrated as 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. Further, residential uses are currently permissive at the subject site without a Sector Plan Amendment. It remains unclear how a new single-family residential neighborhood would help transition between existing neighborhoods and future new commercial areas. Regarding traffic impacts, research has consistently shown that neighborhoods that mix land uses, make walking safe and convenient, and are near other development allow residents and workers to drive significantly less if they choose.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The proposed change to the existing land use designation from O-1 to R-T would not be harmful to the adjacent property, the neighborhood, or the community. As previously stated, the permissive uses established for the University of Albuquerque Sector Plan already allow single and multi-family residential development. Eliminating the requirement that a minimum of 17 acres must be developed as O-1, and allowing R-T residential uses is a better and more

appropriate use than the current restriction requiring office uses. The stability of the future land use will be facilitated through a transition from the existing neighborhoods and the church to the envisioned commercial uses at the corner of Coors Boulevard and St. Joseph's Drive. In 2012, an application for high density residential development was proposed and withdrawn due to neighborhood concern over the height and density of the proposed development. As it currently stands, the land use designation for the subject property allows office uses that would typically be 3 stories, or higher. The current request takes into consideration the neighborhood's concern by proposing to amend the O-1 use to R-T to allow the future development of single-family residential homes on the site.

This request not only meets the adjacent neighborhoods' wishes, but it also maintains a consistency with City plans and policies. Specifically, the request does not eliminate the C-2 and O-1 uses that currently dictate the land use on the two parcels and reflect the goals of a Community Activity Center designation. Rather, our request keeps 5 acres of C-2 and O-1 uses on Parcel A as well as 25 acres of C-2 and O-1 uses on Parcel B. The combination of the proposed R-T use for up to 17 acres on Parcel A as well as the conservation of the C-2 and O-1 uses on 5 acres of Parcels A and 25 acres of Parcel B is a balanced request that upholds City plans and policies as well as respects the neighborhoods request for medium to low density development.

The applicant argues that because single-family dwellings are allowed in other portions of the 299-acre Sector Plan area, they are suitable for an additional 17 acres of land within a designated Community Activity Center. Staff agrees that adjacent neighbors favor low-density residential development. However, the intent of activity centers is to concentrate development density and intensity within their boundaries.

Staff agrees that the requested permissive uses would not be harmful to adjacent property or neighborhoods. However, additional residences on the west side without an increase in the number of jobs and services would negatively impact traffic congestion, which would be harmful to the city as a whole.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed land use change will not necessitate the need of capital expenditures by the City. The proposed site is privately owned by Oxbow Town Center, LLC. and all future development and infrastructure improvements necessitated by this development will be funded by Oxbow Town Center, LLC.

Staff agrees that the request would not require any major or unprogrammed capital expenditures by the City.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed land use change. Rather, the desire to see this long vacant area develop is the driving force behind these proposed amendments.

The onset of a digitalized, connected world has influenced changes in the office market. Tenants are downsizing their office space as they are increasingly implementing technology to support their employees' ability to work anywhere and anytime. Additional trends that are impacting the office market include office space sharing and the growing acceptance of telecommuting and working remotely. The addition of home office and home occupation workers has a significant impact on commuter trips nationally, locally, and potentially Albuquerque's West Side. Specifically, 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.

While economic considerations are not the primary determining factor, they have influenced a change of conditions locally and nationally. According to the Office Trends Report of 2012 by Grubb & Ellis New Mexico, the Albuquerque metro area's office vacancy rate was at a high of 18.8 percent in 2012. This rate mirrors that of the nation. In addition to new technological trends, as described above, another cause of these high vacancy rates is associated with job losses in the professional and business services, considered some of the major private-sector users of office space. 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. It is even more of a challenge to achieve this reduction given that Grubb & Ellis estimate another 400,000 square feet of office space will free up over the next two years.

These national and local market trends are an important consideration for the requested land use designation amendment. Maintaining the current office land use for Parcels A and B would negate the importance of recognizing these changes and their impact on future land use needs in the community.

Staff agrees that recent social, economic, and demographic trends have made traditional office parks unviable. However, other forms of office and institutional development would be appropriate. The "desire to see this long vacant area develop" appears to be an economic argument at its foundation.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

This request to replace the requirement of 17 acres of O-1 and allow up to 17 acres of RT uses is not based on the property location on a major roadway.

Staff agrees.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The request to R-T is not considered a spot zone because it involves 17 acres in size and contiguous properties to the north are also residential. It is appropriate because it facilitates realization of the changed conditions, the Comprehensive Plan, and the West Side Strategic Plan as delineated in this justification.

Staff agrees that there is R-T density residential development in other portions of the Sector Development Plan area, including the parcel adjacent to the north of Parcel A. Further, the applicant is not requesting to remove the SU-3 designation, so the request would not create a spot zone.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

This proposed zone change does not classify as strip zoning because it is not a strip of land and it is keeping with the current zoning trends of the surrounding area.

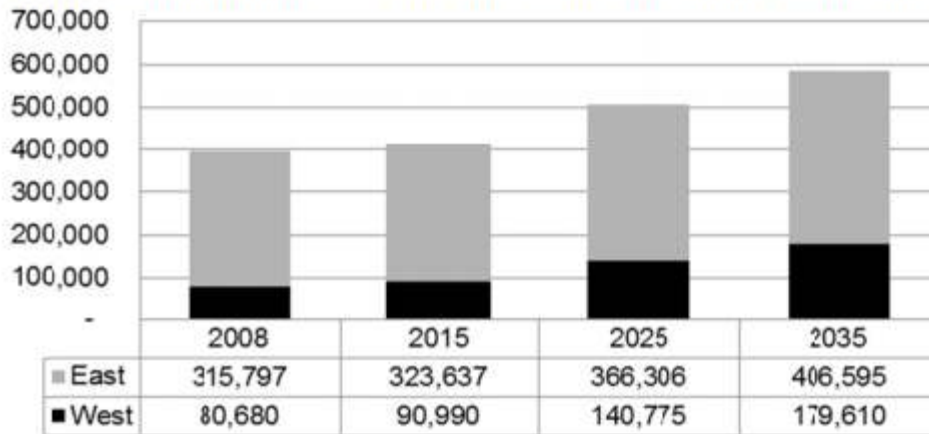
Staff agrees.

F) Specialized Impact Analysis

Jobs to Housing Balance – There has been a long-standing imbalance on the west side of the Rio Grande of the jobs to housing ratio. The 2035 MTP states that approximately 44% of the Albuquerque Metro Area’s population lives west of the river, but only approximately 28% of jobs are on the west side. By 2035, the west side is forecasted to represent 58% of the area’s population. This will result in an expected 1 million daily river crossings by 2035, essentially doubling the number of crossings that are made currently.

The projected jobs to housing ratio for the west side of the city for 2015 is 0.56, while for the east side of the river it is projected to be 1.53. A low ratio means workers are likely to have to drive further for employment. A widely accepted target is 1.5 jobs to every one household. The following figure shows the projected employment growth for the west side of the city, and is based on current zoning and development entitlements.

Figure 2-8: Employment East and West of the Rio Grande, Current and Projected



Traffic Impact Analysis - The 2035 Metropolitan Transportation Plan (MTP) stresses the connection between land use and transportation planning to address the region’s projected traffic congestion problems. In conjunction with the MTP, the Metropolitan Transportation Board (MTB) established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 25% by 2035. To achieve this goal, more transit-supportive developments should be encouraged throughout the metropolitan area. The UA SDP amendment is oriented more towards low density residential and auto centric development on Albuquerque’s Westside. Creating a walkable and bikeable environment that bolsters transit use should be encouraged and is vital to the success of the mode share goal and addressing congestion on Albuquerque’s west side. This is especially true as we are faced with limited funding sources for surface transportation improvements (e.g. roadway expansion), significant growth projections, and mounting challenges of congestion on river crossings and future air quality concerns.

Mixed-use development traffic impacts research – The Institute of Transportation Engineers (ITE) sponsored research into improving Trip Generation modeling for mixed-use developments, infill developments, and Transit-Oriented Development. A summary of one research study states:

In developing traffic and transportation impact analyses, professionals often rely on the Institute of Transportation Engineers’ (ITE) published trip-generation rates for various types of land uses; however, it may not be accurate to use currently available trip-generation rates to analyze traffic impacts associated with proposed infill land use projects. Such data typically does not take into account variations in type and location of proposed land uses, the availability and proximity of transit service, and the existence of pedestrian and bicycle facilities. Applying available trip-generation

rates to proposed urban or suburban infill development projects that have transit or good pedestrian access can over-predict vehicular traffic impacts.

The consequences of over-estimating vehicle trips can lead to recommendations for excessive traffic mitigation fees and infrastructure improvements, leading to possible neighborhood opposition (and sometimes costly and time-consuming lawsuits). This process can also result in demand for more parking spaces than may actually be needed to support the proposed development. Over-estimating mitigation can, in turn, result in higher development costs as well as delay and even cancellation of otherwise beneficial infill projects—impacts that can stall economic development and the provision of needed housing and job growth within existing urban and suburban redevelopment areas.

Another study, sponsored by the American Planning Association evaluated existing research and performed case studies of existing mixed-use infill projects to determine the actual traffic impacts, as compared to those predicted by the ITE Trip Generation methodology. This is an excerpt from the document Getting Trip Generation Right: Eliminating the Bias Against Mixed Use Development:

The conventional methods used by traffic engineers throughout the U.S. to evaluate traffic impacts fail to account for the benefits of mixed use and other forms of lower-impact development. They exaggerate estimates of impacts and result in excessive development costs, skewed public perceptions, and decision maker resistance. These techniques overlook the full potential for internalizing trips through interaction among on-site activities and the extent to which development with a variety of nearby complementary destinations and high-quality transit access will produce less traffic. These effects can reduce the number of vehicle trips generated to a far greater degree than recognized in standard traffic engineering practice.

The ITE trip-generation data and analysis methods apply primarily to single-use and freestanding sites, which limits their applicability to compact, mixed-use, transit oriented developments (ITE 2004, 2012). Commonly used methods unjustifiably favor types of development that consume greater resources and generate greater impacts, shifting our attention away from development forms and locations that stimulate higher levels of social interaction and benefit to established communities.

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 at that stage of development.

For the complete record of comments submitted, see page 34 of this 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. Some neighbors 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 submitted a letter in support of "a majority of single family homes ...a 5 acre allotment at the NE corner of St. Joseph's 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 1 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.

V. CONCLUSION

This request is to amend the University of Albuquerque Sector Development Plan (UASDP) to change the zoning and 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's 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 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)~~] [residential (R-T uses on Parcel A only, 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 O-1 and C-2 uses.

The proposed uses are predominantly single-family dwellings and some townhouses, developed according to the R-T zone (17 acres) and C-2 Uses for the remainder of the site (30.7). The O-1 zone allows houses, townhouses and apartments, and the C-2 zone now allows residential uses in Activity Centers and on Transit Corridors, but does not allow houses (single-family, detached dwelling units).

Therefore, the proposed use, residential, is allowed permissively under the current zoning. However, the desired development pattern (a single-family residential subdivision) is not permissive under the current zoning.

Single-family residential development is not consistent with the goals and intent of applicable plans for sites designated as Activity Centers. 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, or 3) establish a maximum lot size for 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 low-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. 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.

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

1. This is a request for a sector development plan amendment map/text 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.
2. 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, 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” 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.”
3. 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.
4. The applicant proposes to re-allocate 17 acres from office uses to residential. The proposed use, residential, is allowed permissively under the current zoning. However, the desired development pattern (a single-family residential subdivision) is not permissive under the current zoning. This development pattern would be permissive with the requested zoning.
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. 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.
6. In 2012, the commercial zones were amended by City Council to allow residential uses as a permissive use in the C-2 zone for sites within an Activity Center or adjacent to a Transit

Corridor. This action reintroduced residential uses to the subject site's zoning entitlements. Houses are not allowed by the C-2 regulations.

7. 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, which are intended to improve the carrying capacity of the city.
 - 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 surrounding residential areas. The request would replace services 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-01-278).
 - 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 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 houses, 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 designed to promote economic development and services on the west side, which currently has an abundance of housing.

8. 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 low density residential development within an activity center. Limiting the extent of houses 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.

9. Single-family residential development is not consistent with the goals and intent of applicable plans for sites designated as Activity Centers. 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 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, or 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).

10. 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, 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 R-T uses 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 demonstrated any change in neighborhood or community conditions that would justify the removal O-1 uses to be replaced by R-T uses.
 - (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 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 referred to or 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.
11. 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. One Homeowner's Association 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/business owner.

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. Josephs 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

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

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed- No comments

Office of Neighborhood Coordination

Ladera Heights NA (R); Vista Grande NA (R); Rancho Encatado HOA; Villa De Paz HOA; The Enclave at Oxbow HOA; Westside Coalition of NA's

7/1/13 – Recommended for Facilitation – sdb

7/1/13 – Assigned to Kathleen Oweegon – sdb

7/9/13 – Facilitated Meeting scheduled for Wednesday, July 17, 2013 @ 6:30 pm at the Taylor Ranch (Don Newton) Community Center, 4900 Kachina St. NW

Long Range Planning

The O-1 zone allows a limited set of uses. The current trend for the City has been to allow a wider mix of uses, especially for sites within activity centers and along transit corridors. Higher density housing maybe more appropriate at this location.

Metropolitan Redevelopment

The subject properties for Plan amendments are not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff has no comments specific to redevelopment activities.

CITY ENGINEER

Transportation Development

- According to the current LRRS adopted by MRCOG: Coors Blvd. is classified a Limited Access Arterial, Atrisco Dr. is classified a Collector and Saint Joseph Dr. is classified a Minor Arterial with Limited Access.
- Access points to the development of Parcels A and B must be granted by the City Engineer.
- Public transportation and bicycle routes are well connected to parcels A and B, creating public access and connectivity for the future creation of an Urban Center to provide commercial and office use to service the area as set forth in the University of Albuquerque Area Sector Development Plan, October 2008.

Hydrology Development

Condition: These sites are subject to a stormwater detention requirement of 0.5 to 1.0 cfs/acre. In a residential zone this will most likely be accomplished with a neighborhood pond(s).

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Traffic Engineering Operations

No comments received.

Street Maintenance

No comments received.

WATER UTILITY AUTHORITY

Utility Services - No comments received

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – No comments received

Environmental Services Division – No comments received

PARKS AND RECREATION

Planning and Design

No comments

POLICE DEPARTMENT/Planning

The mixing of land use could present a problem for the residential environment. If commercial and single-family development becomes a reality, a clear distinction between the two is advisable. Recommend a mix of physical barriers, territorial ground cover and treatments, clearly defined public and public/private pedestrian and vehicle areas. Increase set-backs and separation distances should also be considered. Natural and video surveillance capability would be important in the mix as well.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as it complies with SWMD Ordinance

FIRE DEPARTMENT/Planning – No Comments received

TRANSIT DEPARTMENT – No Comments received

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE PUBLIC SCHOOLS

University of Albuquerque Urban Center, Lots X-1-A-2 and X-2-A, is located on St. Josephs Dr between Coors and Atrisco. The owner of the above property requests a zone change from O-1 to RT to allow for the development of 17 single family homes. Any residential development in this area will impact Chapparal Elementary School, John Adams Middle School, and West Mesa High School. Currently, Chaparral Elementary School is exceeding capacity, John Adams Middle School and West Mesa High School have excess capacity.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools. **All planned additions to existing educational facilities are contingent upon taxpayer approval.**

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
234	CHAPARRAL	894	809	-85
405	JOHN ADAMS	703	1200	497
570	WEST MESA	1551	2000	449

Provide new capacity (long term solution)

- Construct new schools or additions
- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities

Improve facility efficiency (short term solution)

- Schedule Changes
 - Double sessions
 - Multi-track year-round
- Other
 - Float teachers (flex schedule)

Shift students to Schools with Capacity (short term solution)

- Boundary Adjustments / Busing
- Grade reconfiguration

Combination of above strategies

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

BERNALILLO COUNTY – No Comments received

MID-REGION COUNCIL OF GOVERNMENTS

See attached, next page.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT – No Comments received

NEW MEXICO DEPARTMENT OF TRANSPORTATION

Possible Impact NMDOT roadway(s): NM 45

Department Comments: The NMDOT requests additional information and/or construction plans prior to approval to determine any off site impacts to the adjacent state roadway system.

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. Any existing or proposed public utility easements are to be indicated on the site plan and utility sheet prior to DRB review.
3. Existing overhead electric distribution utility facilities are located along the east side of the subject property on Coors Boulevard NW and on the north side of St. Joseph's Drive NW along the property.
4. It is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances with the existing overhead distribution facilities on the property.
5. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.