



**Environmental  
Planning  
Commission**

**Agenda Number: 03  
Project Number: 1001206  
Case #: 13EPC-40130  
August, 8, 2013**

**Staff Report**

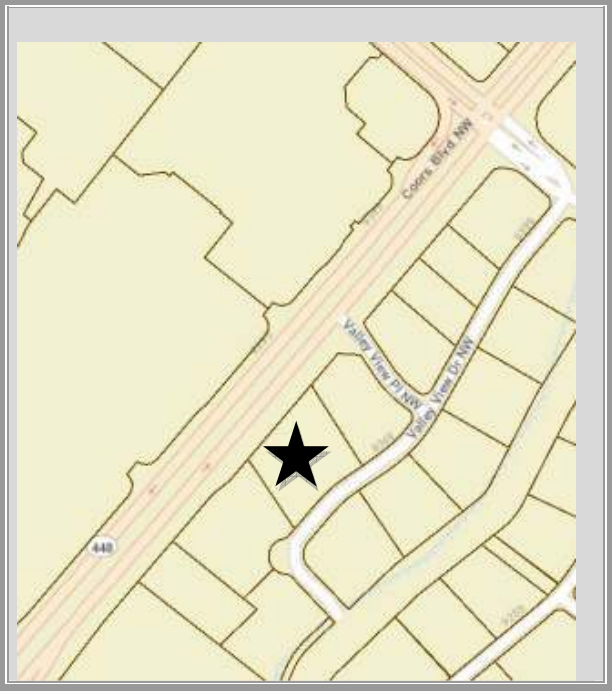
<b>Agent</b>	Tierra West LLC
<b>Applicant</b>	WWB, LLC
<b>Request(s)</b>	Zone Map Amendment
<b>Legal Description</b>	Lot 2A-1, Black Ranch
<b>Location</b>	9320 Coors Boulevard NW Between Valley View Drive and Coors Blvd, near Paseo Del Norte
<b>Size</b>	Approximately 1.309 acres
<b>Existing Zoning</b>	SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor.
<b>Proposed Zoning</b>	SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and an Indoor Shooting Range.

**Staff Recommendation**  
*APPROVAL of Case #13EPC-40130 based on the Findings beginning on Page 22, and subject to the Condition of Approval beginning on Page 26.*

**Staff Planner**  
  
*Petra Morris, Planner*

**Summary of Analysis**

An Indoor Shooting Range is a use first permissive in the C2 zone and would occur within an enclosed building. The zoning and land uses in the vicinity of the subject site are a mixture of C1 and C2 zones and uses. The subject site is located on Coors Blvd., a major commercial corridor, and is adjacent to a Community Activity Center. The request would facilitate the redevelopment of a site currently vacant but previously developed for a gas station, convenience store and fast food restaurant. The applicant has provided a trip generation analysis which shows a significant reduction in vehicles entering and exiting the site. The request furthers a preponderance of applicable goals and policies in the Comprehensive Plan, Westside Strategic Plan and the Coors Corridor Plan. The applicant has provided a conceptual site plan and elevations, however if the requested zoning is approved the applicant will need to return to the EPC for approval of a Site Development Plan for Building Permit. A facilitated meeting was held and neighborhood concerns focused on adherence to the Coors Corridor Plan, which will be addressed when a site development plan for building permit is submitted, and on noise, which was measured by the applicant and shows that noise levels at an existing facility are comparable to the existing ambient levels on Coors Blvd. today.



City Departments and other interested agencies reviewed this application from 07/01/2013 to 07/17/2013  
Agency comments used in the preparation of this report begin on Page 28.

***I. AREA CHARACTERISTICS AND ZONING HISTORY***

*Surrounding zoning, plan designations, and land uses:*

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor	Developing Urban West Side Strategic Plan Coors Corridor Plan	Former gas station and restaurant (Wendy's)
<b><i>North</i></b>	C2	Same	Coors Boulevard, Retail
<b><i>South</i></b>	SU1 for C1 Permissive Uses and Hotel not to Exceed Two Stories and Restaurant with Full-Service Liquor	Same	Vacant, though Lot 2-A-2-C has an approved Site Development Plan for Building Permit (#1008886) for a nursing home
<b><i>East</i></b>	SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor, and O1	Same	Strip mall retail
<b><i>West</i></b>	SU1 for C1 Permissive Uses and Hotel not to Exceed Two Stories and Restaurant with Full-Service Liquor	Same	Retail

***II. INTRODUCTION***

***Proposal***

This request is a zone map amendment for Lot 2A-1, Black Ranch, located on 9320 Coors Boulevard NW, between Coors Boulevard NW and Valley View Drive NW, near the intersection of Coors Boulevard NW and Paseo Del Norte NW. The subject site is approximately 1.3 acres. The site is zoned SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone

and Restaurants with Full-Service Liquor, and the applicant wishes to add Indoor Shooting Range to list of permissive uses, creating a zone that would read as follows: SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and Indoor Shooting Range. The site is a former gas station/ convenience store and restaurant (Wendy's). The applicant states that attempts to lease the property as a restaurant and gas station have not been successful, in order to accommodate a shooting range, the zoning must be amended. Indoor Shooting Range as a use is first permissive in the C2 zone.

The site is located in the Developing Urban Area of the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Plan (CCP). The subject site is located in segment 3 of the Coors Corridor Plan. The subject site is adjacent to the Paseo Del Norte Community Activity Center per the Comprehensive Plan and the Paseo/Coors Community Activity Center per the WSSP.

### ***EPC Role***

The EPC is hearing this request because a zone map amendment requires approval by the EPC. The applicant has provided a conceptual site plan and elevations for illustrative purposes only. As an SU1 zoned site, if the zoning proposed is approved, the applicant will need to return to the EPC for approval of a Site Development Plan for Building Permit. When this site plan is submitted it will need to be reviewed per the Coors Corridor Plan (CCP) view preservation requirements. This request is considered a quasi-judicial matter.

### ***Context***

The subject site is bordered by Coors Blvd. to the north, a retail strip to the east, and a music store and car rental to the west. To the south of the site are undeveloped land and the Corrales Main Canal. Part of the undeveloped land to the south includes Lot 2-A-2-C, Black Ranch, which is currently undeveloped; however in September 2011 a Site Development Plan for Building Permit (#1008886) for a nursing home was approved. Further south and east of the subject site is a number of large residential lots, some have been developed, and some remain undeveloped. West of Coors Boulevard is a retail area that includes a large retail facility (Target). The site is currently developed with a gas station, convenience store and restaurant (Wendy's), however the structures are currently vacant. There are good views to east of the Sandia Mountains. The site has a Coors Blvd. address and is bounded on the north by Coors; however the site is accessed from Valley View Drive, as well as from the parcels adjoining parcels via common access drives. Traffic is not heavy along Valley View Drive; however the site is adjacent to Coors Boulevard and approximately 1,000 feet north of Paseo del Norte, which is one of the busiest interchanges in Albuquerque. In general, the grade in this area steps down gradually from west to east, however the area is characterized by a number of different grade differences; between the subject site and the strip mall development to the immediate north, between the subject site and Coors Blvd, between Valley View Drive and the Corrales Main Canal and the Black Farm Estates subdivision and finally between Coors Blvd and Paseo Del Norte.

### ***History***

The subject site was annexed into the City in 2001 (01114-00556), was originally zoned SU1 for C2 and SU1 for C1 Permissive Uses and Hotel not to Exceed Two Stories and Restaurant with Full-Service Liquor (01110-00557), with a Site Plan for Subdivision (01128-00558). These cases cover 19 acres located on Coors between Paseo del Norte and Irving NW. A site development plan for subdivision and a site development plan for building permit were approved by the EPC in 2002 for Lots 2A and 3E-1(02EPC 001345). In 2003 the zoning for Lots 2A and 3E-1 was amended (#1001206, 03EPC 00685) to SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and a subsequent replat created Lot 2A-1, the subject site.

A tangential component of history: the applicant states that there are no other shooting ranges located on the west side of Albuquerque, however in March 2013 Project #1004000, Case # 13EPC-40092 & 93, was approved. This was a Site Development Plan for Subdivision and Site Development Plan for Building Permit for a property located on Paradise near Paseo Del Norte, Coors Boulevard and Eagle Ranch Road. Though not yet built the application showed a free-standing shooting range building.

### ***Transportation System***

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

The Long Range Roadway System designates Coors Boulevard NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Paseo del Norte as a Freeway.

Valley View Drive NW is a local street.

### ***Comprehensive Plan Corridor Designation***

Coors Boulevard is an Enhanced Transit Corridor.

### ***Trails/Bikeways***

There are no bicycle routes, lanes or trails directly adjacent to the subject site (along Valley View Drive). There is a proposed bicycle lane along Coors Boulevard.

### ***Transit***

Coors Boulevard is served by the following bus routes: #96 (Crosstown Commuter), # 155 (Coors), # 251 (Abq-Rio Rancho/Rail Runner Connection), #551 (Jefferson/Paseo del Norte Express), and #790 (Rapid Ride Blue Line). The closest bus stop is approximately 500 feet to the west, but is on the opposite side of Coors Boulevard. The closest bus stop on the east side of Coors Boulevard is just north of Irving, approximately 1,600 feet away.

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***Public Facilities/Community Services***

Within one mile of the subject site are there four City parks, Eagle Ranch, Chantilly, Richland Hills and Piedras Marcadas. The subject site is approximately half a mile from the Rio Grande.

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

**III. ANALYSIS**

***Albuquerque Comprehensive Zoning Code***

The site is zoned SU-1 for C-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor. The existing zoning allows specific C2 uses “Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor”. In addition the existing zoning, under the C1 uses component of the zoning title, allows for the sale of guns and ammunition, Section 14-16-2-16(A)(8):

Retail Sales of the following goods, plus incidental retailing of related goods and incidental service or repair... (q) Sporting Goods.

The proposed change will add “Indoor Shooting Range” to the zoning title and range of uses for the subject site. An Indoor Shooting Range is first permissive in the C2 zone, Section 14-16-2-17(A)(13):

Retailing of any consumer product and provision of any customer, personal, or business service, except for adult amusement establishments and adult stores, hospitals for human beings and transit facilities, provided it is not listed as a conditional use in this zone, or as a permissive or conditional use listed for the first time in the C3 zone, and with the following limitation...

The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to EPC review. The applicant has provided a conceptual site plan and elevations to provide a better understanding of the proposed use. If the zoning is approved a Site Plan for Building Permit will be submitted for approval to the EPC.

***APPLICABLE ORDINANCES, PLANS AND POLICIES***

***Albuquerque / Bernalillo County Comprehensive Plan***

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

The subject site is located in the area designated Developing 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.” It should be noted that the west side of Coors

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Boulevard is designated Established Urban. And the properties east of the Corrales Main Canal are designated Rural.

The applicant has cited the following policies to justify the request:

Policy II.B.5.a – The Established and Developing Urban areas shown on the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

*The subject site furthers this policy by reestablishing employment opportunities within an Established Urban area that in turn promote the goal of residential development at a gross density up to 5 dwelling units per acre. The property is currently vacant and recent attempts to lease the property back as a fast food restaurant and service station appear to be problematic.*

***The subject site is currently zoned for C1 uses and Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor, uses that are first permissive in the C2 zone. The proposed zone map amendment would add an Indoor Shooting Range as an additional, specific C2 use to the range of uses available for the subject site. In March of 2013 (1004000, 13EPC-40092) a Site Development Plan for Subdivision and Site Development Plan for Building Permit were approved for a site on Paradise Blvd. between Eagle Ranch Road and Coors Blvd. for a free-standing shooting range. The proposed zone map amendment could provide a second Westside facility. Redevelopment of the subject site, while providing an opportunity for use that may be underserved on the Westside allows for a full range of urban land uses. The request furthers Policy II.B.5.a.***

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

*The proposed project, its location, intensity and design, further this policy by respecting existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concerns. This development (a commercial type development) will be aesthetically appropriate for the adjacent commercial uses. Its location and access to the existing road network fit within the carrying capacities of the local transportation network. As an existing retail establishment this use is compatible to the surrounding uses. The proposed layout and design will not impact the scenic resources of the Sandia Mountains and will provide an active environment that is currently not being utilized since the existing building is vacant.*

***The subject site is located on a property that faces Coors Blvd. and has access from Valley View Drive- which is accessed directly from Coors Blvd. This is an appropriate location for commercial activity; Coors Blvd. is one of the busiest commercial corridors in Albuquerque and on the Westside of Albuquerque in particular. Properties fronting Coors are generally zoned either C1 or C2 and Coors contains a number of retail and service uses that serve the***

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*Westside community and Albuquerque in general. Therefore adding a specific C2 use to the range of uses fits with the intensity of uses already developed in the general area. However, it should be noted that the site plan submitted is conceptual in nature, therefore staff cannot offer analysis on the impact on scenic resources or design, this will be addressed when a Site Development Plan for Building Permit is submitted. The request further Policy II.B.5.d.*

Policy II.B.5.g – Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

*The proposed project furthers this policy by taking the topographical features into account in the site design. It also incorporates a private pedestrian connection between the roadways on the east and west side of the property.*

*As the site plan submitted is conceptual in nature, this policy cannot be fully analyzed, however when the Site Development Plan for Building Permit is submitted this will be a relevant policy to address. It should be noted that the site sits approximately 6 feet below the grade of Coors Blvd (See site visit photos # 5 and # 9) and involves the redevelopment of a previously developed lot on Coors Blvd. In addition, the applicant proposes to retain the SU-1 zoning for the site. This will allow the EPC to review the site plan for compliance with this policy, as such the request further Policy II.B.5.g.*

Policy II.B.5.i – 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.

*The proposed project furthers this policy by utilizing an existing vacant building that is located well above the residential subdivision to the east.*

*The subject site is a developed but vacant site, facing Coors Blvd. The site, though developed, does not currently have a tenant. The subject site is located approximately 350 feet from the residential development on the east side of the Corrales Main Canal. There is a significant drop in grade between the commercial development along Coors Blvd. and the residential subdivision, see site visit photos #6, #7, #8 . The request further Policy II.B.5i.*

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

*The proposed project furthers this policy by utilizing an existing commercial building within a Community Activity Center.*

*Staff agrees that the request further Policy II.B.5. j as the site is located along a commercial area of Coors Blvd, and is already developed, the request would facilitate the redevelopment of the subject site.*

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Policy II.B.5.k – Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

*The proposed project furthers this policy by utilizing the same access points as exist today which do not impact the neighborhood to the east. The proposed zone change and subsequent use should lessen the amount of traffic previously entering and exiting the site's former uses.*

*The applicant provided trip generation data as a part of their application. The trip generation data shows a reduction of 174 vehicles entering and 165 vehicles exiting the subject site during the PM peak times. The proposed zone map amendment would add a specific use for the subject site that would generate significantly less vehicular traffic than the use the site was previously developed for- a gas station with convenience store and fast food restaurant. The request furthers Policy II.B.5.k.*

Policy II.B.5.m – Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

*The proposed project furthers this policy by replacing an existing gas station with a well-articulated building and maintaining the View Preservation of the Sandia Mountains.*

*As the site plan submitted is conceptual in nature, this policy cannot be fully analyzed, when the Site Development Plan for Building Permit is submitted this will be a relevant policy to address. However, it should be noted that the site sits approximately 6 feet below the grade of Coors Blvd and involves the redevelopment of a previously developed lot on Coors Blvd. In addition, the applicant proposes to retain the SU-1 zoning for the site. This will allow the EPC to review the site plan for compliance with this policy, as such the request furthers Policy II.B.5.m.*

Policy II.B.5.o – Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

*The proposed project furthers this policy by utilizing a building that is currently vacant and reestablishing the use from a gas station to a retail use.*

*This policy is intended to address properties within the older areas of Albuquerque, especially those located within a Metropolitan Redevelopment Area, and therefore does not really apply. The subject site was developed approximately 10 years ago, but it is currently without a tenant. The structure containing the fast food restaurant and the convenience store remain, however the gas tanks, pumps and canopy have been removed (See site visit photo #4). The carwash structure is also proposed to be removed. However, the zone map amendment requested would add a specific C2 use to the range of uses for the subject site, and this additional use will facilitate the redevelopment of the subject site as an adaptive reuse. The conceptual site plan*



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*and elevations propose redevelopment of the remaining structure with an extension to the building. The request furthers Policy II.B.5.o.*

Activity Centers: Policy II.B.7.a – 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 maximizing cost-effectiveness of City services.

*The proposed project furthers this policy because the site lies within the Paseo del Norte/Coors Community Activity Center. This pattern of development with services, employment and recreational activities located in an Activity Center and contiguous to residential development promotes accessibility to concentrations of interrelated activities.*

***This policy is not applicable as the subject site is located adjacent to the Paseo Del Norte Community Activity Center. However, the subject site is located on Coors Blvd. directly across from the Activity Center and has a comparable developed character. Redevelopment of a site close to an activity center and along a commercial corridor encourages the continued use of a property within the developed part of Albuquerque, rather than the development of land not currently served by City services. The subject site is served by transit, pedestrian and bicycle facilities, though it should be noted that the heavy traffic and 11 lanes of traffic may not encourage much use of such alternative transportation facilities.***

Policy II.B.7.f – The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

*The proposed development furthers this policy because the more intense development is situated away and above single-family to the east.*

***This policy is not applicable as the subject site is adjacent to the Paseo Del Norte Community Activity Center. However, (see site visit photos #6, #7, #8) the subject site is located approximately 350 feet away from the single family residential development, and there is a significant difference in grade between the commercial corridor and the residential development.***

Policy II.B.7.h – Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.

*The proposed development furthers this policy because the zone change request is within the Community Activity Center.*

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***This policy is not applicable because the subject site is located adjacent to a Community Activity Center, however the subject site is located along a busy, developed commercial corridor that provides a wide range of retail and service uses.***

Air Quality: Policy II.C.1.b – Automobile travel’s adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

*The proposed project furthers this policy by replacing a high traffic generation use with a low traffic use. This commercial development will offer a needed community service while reducing the traffic needs on the surrounding network.*

***The zone map amendment application included a trip generation analysis, showing a significant reduction in the number of vehicles accessing the site during peak PM times. While there is another, recently approved proposed shooting range on the Westside, the addition of a second indoor shooting range could still add to the balance of land uses for the general area. A reduction in vehicles accessing the site may or may not affect the air quality for the immediate area, given the heavy traffic on Coors Blvd. and Paseo Del Norte. The request furthers Policy II.C.1.b.***

Policy II.C.1.c – Traffic engineering techniques shall be improved to permit achievement and maintenance of smooth traffic flow at steady, moderate speeds.

*The proposed project furthers this policy by utilizing the existing access points into the property and by providing onsite parking and adequate internal traffic circulation to avoid any adverse impacts on the adjacent major arterial roadways.*

***As the site plan submitted is conceptual in nature, this policy cannot be fully analyzed, when the Site Development Plan for Building Permit is submitted this will be a relevant policy to address. However, given the developed nature of the site it seems unlikely that circulation patterns will be changed significantly. The request partially furthers Policy II.C.1.c.***

Policy II.C.1.d – Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

*The proposed project furthers this policy because the site’s location and design takes advantage of the immediately accessible major roadway facilities and the existing mass transit route on Coors Boulevard. Current facilities are located on the east side of town or west of the metropolitan area. This reduces VMT for the residents on the west side to patronize this establishment.*

***The addition of a second indoor shooting range for this immediate area could provide Westside residents the opportunity to visit a closer shooting range, and in turn this could***

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*reduce Vehicle Miles Travelled. In addition, the location on Coors Blvd. could serve residents who wish to travel by transit, though the heavy traffic and 11 lanes of traffic could make this a less than desirable alternative.*

Policy II.C.1.e – Motor vehicle emissions and their adverse effects shall be minimized.

*The proposed development furthers this policy because the proposed use will replace a high traffic generating use. It would further reduce emissions by reducing the VMT as previously described.*

*The request included a trip generation analysis which does show a significant reduction in vehicle activity on the site during the PM peak times. However, while providing a service to the Westside that may currently be underserved, it does not significantly change the land use patterns and the heavily automobile-based lifestyle that characterizes this area of Albuquerque and that contribute significantly to the motor vehicle emissions and their adverse effects.*

Policy II.C.1.f – Hydrocarbon emissions from gasoline handling process shall be minimized.

*The proposed development furthers this policy because the proposed use would replace the existing gas station with a retail building.*

*The proposed request replaces a gas station. The tanks have been removed. Hydrocarbon emissions from gasoline handling for the immediate area have been reduced. The request furthers Policy II.C.1.f.*

Water Quality: Policy II.C.2.a – Minimize the potential for contaminants to enter the community water supply.

*The proposed development furthers this policy because the proposed use would replace the existing gas station with a retail building, thus eliminating any possibility of a gasoline spill at the pump as well as reducing the amount of lead that is discharged from illegally shooting on the West Mesa.*

*The proposed request, an Indoor Shooting Range, could provide a use for the site that would occur within an enclosed building, and that is highly regulated at the State and Federal level (noise and ventilation). Replacing the gas station and the potential run off from a gas station, while also providing a safe and secure location for gun users to practice will minimize potential contaminants to the water supply. The request furthers Policy II.C.2.a.*

Noise: Policy II.C.4.a – Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

*The proposed development furthers this policy because the proposed use would provide less traffic to the site. Also, the proposed use would be contained completely within the building.*

*The proposed use would occur within an enclosed building, noise levels are regulated by the City of Albuquerque through the Noise Ordinance (City of Albuquerque Ordinances, Chapter 9, Section 9), in addition Indoor Shooting Ranges must also meet the thermal and sound insulation requirements in the International Building Code, as well as related state and federal regulations on noise and air quality. The applicant has measured noise levels (see attachment 4) from the existing Calibers Indoor Shooting Range at Washington and Cutler and the existing noise levels at the subject site. The information provided showed that the recorded noise at point 2 (outside the shooting range and across the parking lot) at Washington and Cutler was 60-72dB, and the recorded noise at point 2 (at the eastern edge of the subject site) at the former Wendy's is 60-71dB. So the ambient noise from Coors is at about the same level as that recorded outside the Calibers Indoor Shooting Range. Therefore the residential properties 350feet and more away should not be able to hear the shooting range above the levels generated by Coors Blvd. The Riverfront Estates Neighborhood Association have expressed concern about the noise levels. Between the noise levels from Coors Boulevard, the grade difference and the distance (350feet) from the subject site to the residential development, the requested use should not be audible to the residences. In addition, the reduced vehicular traffic to the site also further Policy II.C.4.a.*

Transportation & Transit: The goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

*The proposed project furthers this goal because the site is located along Coors Boulevard providing immediate access to arterial roadways and to the existing mass transit route. Existing pedestrian paths within the property also increase the ease in which pedestrians can access and utilize elements of the arterial roadway. These methods of access, including automobile access, provide the desired balance of circulation alternatives to automobile travel while meeting roadway capacity and access needs.*

*The subject site is well located for automobile access. In addition, Coors Blvd. is well served by transit routes. However, the pedestrian experience along Coors Blvd. and on the site is less than desirable. Coors Blvd. in this area contains 11 lanes of traffic, which transit users must cross. Sidewalks are adequate but there is no buffer between the pedestrian and the 11 lanes of vehicular traffic( See site visit photo #5). On site, one pedestrian pathway dead ends into the landscaping area (as does another on the adjacent site, see site visit photos # 9 and # 10), connecting to no other pathways. The bicycle lane provided on Coors is located between traffic driving straight and cars turning right on to Valley View and then further north of site abruptly ends. The subject site is well located for vehicular traffic but does not encourage alternative modes of transportation. This is a characteristic of the wider area and is not a*

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*characteristic constrained to the subject site or its immediate vicinity. The request partially furthers the Transportation and Transit Goal.*

Policy II.D.4.g – Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

*The proposed project furthers this policy by utilizing the existing pedestrian connections to the adjacent roadway system.*

*The conceptual site plan shows the on-site dead end pedestrian connection improved to connect to the sidewalk, however as this site plan is conceptual in nature, this policy cannot be fully analyzed. The request potentially furthers Policy II.D.4.g.*

Economic Development: Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The proposed development furthers this policy because it replaces jobs that were lost when the previous user vacated the existing building. The proposed use also would allow for a service on the west side of Albuquerque that is currently desired in the area.*

*The request, by providing a new use for a currently vacant property could provide further employment opportunities as well as providing a service that may be desired for the area. The conceptual site plan suggests that the future tenant for the Indoor Shooting Range is Calibers, a locally owned business. The request furthers Policy II.D.6.a.*

Education: Policy II.D.7.a – A variety of opportunities for post-secondary and adult education and training shall be supported.

*The proposed development furthers this policy by providing a recreational experience that is not currently located on the west side of Albuquerque. It also provides for an educational opportunity that is not currently provided on the west side as well.*

*As a specific use, an Indoor Shooting Range provides an educational (gun safety education), and recreational opportunity for the public. In addition, it provides a space for professionals such as law enforcement officers, to maintain and improve their firearm skills. The request furthers Policy II.D.7.a.*

### ***Westside Strategic Plan (Rank 2)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP

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identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Paradise Community, which includes the existing County subdivisions of Paradise Hills and those lands on both sides of Coors Boulevard to the Rio Grande. Policies for the Paradise Community pertain to Community and Neighborhood Centers, transportation planning, and the Calabacillas and Piedras Marcadas arroyos. These policies are not applicable to this request. Staff has reviewed the WSSP against the request. The applicant has cited the following policies to justify the request:

Neighborhoods & Centers 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.

*The requested change in zoning and proposed use for an indoor shooting range fills a need for the area and also fits the West Side Strategic Plan as it locates a much needed commercial use that would be within three miles and centrally located from and service several existing and developing subdivisions.*

***This policy is not applicable as the subject site is located adjacent to the Paseo Del Norte/ Coors Blvd. Community Activity Center. However, it should be noted that both sides of Coors Blvd. in this area are developed with a range of commercial uses and the additional requested use, as a second such facility on the Westside of Albuquerque could serve a wide population of residents.***

Policy 1.16- Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

*The site is bordered on the west by Coors Boulevard which is an arterial roadway. The current ultimate typical sections for the roadway includes pedestrian and bicycle facilities that will connect the site with area destinations as well as existing transit services.*

***As shown in the previous analysis, the subject site is well located on Coors Blvd. and is served by transit. However, the subject site is neither a Neighborhood Activity Center nor a Community Activity Center.***

Paradise Community Policy 3.8- The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

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*The rezoning of this site fits within the area plans for development. It will provide the multiple area communities located to the north, south, west and east with a needed community service.*

***The subject site is located adjacent to the WSSP designated Paseo Del Norte/ Coors Community Activity Center, that serves the Paradise Community. An additional specific C2 use for a site located among a mixture of C1 and C2 uses is appropriate given the developed nature of the corridor, and the adjacent uses. The request furtheres WSSP Policy 3.8.***

Bikeways & Trails Policy 6.25- All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.

*The site is bordered on the west by Coors Boulevard which is an arterial roadway. The current ultimate typical section for the roadway includes pedestrian and bicycle facilities that will connect the site with area destinations as well as existing transit services.*

***The subject site is served by pedestrian and bicycling facilities, however due to the poor design and location of the facilities the public is unlikely to want to access the site in anything other than a vehicle. The request neither improves nor worsens the facilities for pedestrians and cyclists.***

### ***Coors Corridor Plan (Rank 3)***

The Coors Corridor Plan (CCP) was adopted in 1984 and revised in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528 (Alameda Boulevard). The plan also puts emphasis on Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 3 of the CCP, which extends from Western Trail on the south to the Calabacillas Arroyo on the north. The applicant has cited the following policies to justify the request:

Issue 4B, Visual Impression and Urban Design Overlay Zone, Site Planning and Architecture.

*The proposed development furthers these policies by proposing a pedestrian friendly retail development and utilizes design elements found in the immediate area.*

Issue 4C, View Preservation for Corridor Segments 3 and 4.

*The proposed development falls within Segment 3 and follows the guidelines established within the CCP. The Site Plan for Building Permit will need to meet this requirement but we believe it can be met.*

Issue 4D, Signage.

*The proposed development will follow the sign design guidelines provided in the City of Albuquerque Comprehensive Zoning Code.*

*The CCP policies cited in the applicant's letter are difficult to fully analyze as the application contains a conceptual site plan. When a Site Development Plan for Building Permit is submitted these will be relevant policies to address. However, it should be noted that the conceptual site plan does propose the reuse and expansion of the existing structure which has already been reviewed per the CCP.*

*One other CCP policy is relevant to the proposed zone map amendment:*

Issue 3 Land Use Policy 5 - development intensity (p. 79): Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. Proposed development should be encouraged or limited based upon its merit and relationship to the major issues, policies and guidelines for the Coors Corridor.

*The proposed zone map amendment would add a third specific C2 use to the zoning entitlements for the site. The request is located adjacent to a Community Activity Center, on a major commercial corridor, with a mix of C1 and C2 uses and zones in the vicinity. The proposed use would enable the redevelopment of a currently vacant site that was previously developed as a gas station, convenience store and fast food restaurant. The application contains only a conceptual site plan, therefore the design component of this policy cannot be addressed. The request furthers CCP Issue 3, Policy 5.*

#### *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.

#### *Analysis of Applicant's Justification*

**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.



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*The proposed zone change from SU-1 for C-1 to SU-1 for C-1 to include an indoor shooting range is consistent with the health, safety, morals and general welfare of the City. The proposed zoning will allow for the development of residential friendly commercial use that is not currently located on the west side. It is in line with the other uses existing in the area. It provides needed infill development to support a growing economy.*

***The applicant requests a zone map amendment from SUI for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor to SUI for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and Indoor Shooting Range (underlined for clarity). The proposed zoning would add an additional C2 use to the range of uses permissive for the subject site. An Indoor Shooting Range, as regulated by the City of Albuquerque Comprehensive Zoning Code is first permissive in the C2 zone. The use must occur within an enclosed building. The additional, specific C2 use for the subject site is consistent with the health, safety, morals and general welfare of the city.***

- 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.

*The proposed zone change from SU-1 for C-1 to SU-1 for C-1 to include an indoor shooting range would allow for the construction of quality commercial facilities, for which there is a strong need in the northwest Albuquerque area. The site's proximity to both Paseo Del Norte and Coors Boulevard would be an asset to area residents with limited commercial services including the proposed indoor shooting range use.*

***The proposed zone map amendment would add an additional, specific C2 use to the subject site. The zoning and land uses in the vicinity of the subject site are a mixture of C1 and C2 zones/ uses. The subject site is located on a major commercial corridor, adjacent to a Community Activity and would facilitate the redevelopment of a site currently vacant but previously developed for a gas station, convenience store and fast food restaurant. The request maintains the stability of land use and zoning for the subject site and general area.***

- 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 proposed change is not in conflict, significant or otherwise, with adopted elements of the Comprehensive Plan, any City Master Plans or any privately developed area plans. The proposed change along with the proposed project furthers numerous policies within the Comprehensive Plan and also complies with the Westside Strategic Plan and Coors Corridor Plan.*

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*The request furthers a preponderance of applicable goals and policies in the Comprehensive Plan, Westside Strategic Plan and Coors Corridor Plan. Please refer to the policy analysis beginning on page 4.*

- 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.

*(3) It is our opinion that the use category sought by this application for this site would be more advantageous to the community. The proposed use is compatible with the existing uses in the area. It is providing a needed service in this area and will take the place of a vacant gas station.*

*The proposed development will bring this vacated building into beneficial use and increase the commercial supply of goods and services in a historically underserved area of Albuquerque.*

*The applicant stated that the zone change request would be more advantageous to the community as articulated in the Comprehensive Plan and other relevant adopted plans. The requested zone map amendment furthers a number of adopted goals and policies found in the Comprehensive Plan, WSSP and the CCP. Please refer to the policy analysis beginning on page 4.*

- 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 zone change would have the effect of adding a single, specific, commercial use. This change would not be harmful to the adjacent property since the properties are compatible with this specific use. The specific use will respect the integrity of the existing neighborhood to the east and the overall community by minimizing potential visual, traffic, and noise and air quality impacts.*

*The proposed zone map amendment would add an additional, specific C2 permissive use to the site- an Indoor Shooting Range. An Indoor Shooting Range would occur within an enclosed building. In addition to meeting any relevant City Environmental Health and Noise Ordinance Regulations, such a use must also follow State and Federal regulations on noise, ventilation and other relevant matters. The applicant has provided a trip generation analysis which shows a significant reduction in vehicles entering and exiting the site in the PM peak times. The additional use would not be harmful to adjacent property, the neighborhood or the community.*

- 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 zone change will require no capital expenditures by the City of Albuquerque.*

***The request will not require major and unprogrammed capital expenditures.***

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

*Economic considerations or land costs are not a factor in this request.*

***Cost of land and economic considerations are not a determining factor.***

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

*The location of the site on a collector or major street is not a factor in this request.*

***While the subject site is located on a major commercial corridor, and thus relevant to the application, it is not the only justification for the request. The request would add an additional C2 use to the zoning entitlements for a site that already contains a mixture of C1 uses and certain specific C2 uses.***

- 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 proposed change does not create a spot zone as the other properties adjacent to the site are also zoned SU-1 for C-1 uses. The proposed change will facilitate the West Side Strategic Plan and its intended uses. It will also function as a neighborhood friendly service to the existing area subdivisions that currently have limited access this specific type of commercial services.*

*The proposed request does create a spot zone as there is no other zoning in the surrounding area that contains the same entitlement description, however it is a justified spot zone because, as discussed previously in this staff report, the request furthers applicable goals and policies in the Comprehensive Plan, WSSP and CCP.*

- 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.

*The proposed change will not create a strip commercial zone because it is surrounded by existing commercial development.*

*The request does not constitute a strip zone.*

#### ***Specialized Impact Analysis***

No Traffic Impact Analysis was required. The proposed use, an indoor shooting range, would generate less traffic than the use the site was previously developed for- gas station with a convenience store and fast food restaurant. The applicant provided trip generation data to illustrate this point. The conceptual plan shows that the same access points are proposed to be used.

#### ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

##### ***Reviewing Agencies/Pre-Hearing Discussion***

Please refer to the agency comments at the end of the staff report. Environmental Health provided comments addressing the removal of any underground storage tanks as the site was previously developed as a gas station. During the staff site visit on July 15<sup>th</sup>, 2013, staff noted that the canopy and pumps had been removed and that the soil in area had been disturbed, suggesting that the tanks had been removed. Staff confirmed with the applicant that the tanks have indeed been removed.

### ***Neighborhood/Public***

Staff has received no letters from the public. The Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association and Riverfronte Estates Neighborhood Association were notified of the request. A facilitated meeting was recommended and was assigned to David Gold on July 1<sup>st</sup>, 2013. A facilitated meeting was held on Monday July 29<sup>th</sup>, 2013 and was attended by Tierra West and Calibers (the applicants), and representatives from Taylor Ranch Neighborhood Association, the Westside Coalition of Neighborhood Associations and Los Pinos Fly and Tackle Shop.

In general support for an indoor shooting range and retailing of guns and ammunition was expressed. However, the neighbors at the facilitated meeting raised the following concerns:

- Would the request adhere to the Coors Corridor Plan with regards to building heights, views and other design elements?
- Would alcohol sales occur on site?
- Was the parking sufficient?
- Would there be noise generated from the Indoor Shooting Range.

The applicant addressed each of these points at the meeting, explaining that when a Site Development Plan for Building Permit is submitted the Coors Corridor Plan policies will be addressed, that alcohol sales will not occur at the shooting range (alcohol is not permitted on site, nor are individuals who have been drinking alcohol, see attachment 5) but that the owner wished to retain the entitlement in case they wanted to sell the property in the future, and that parking will be addressed when the site plan is submitted.

Staff also received a phone call from a board member with the Riverfronte Estates Neighborhood Association, expressing concern about noise. The applicant has measured noise levels (see attachment 4) from the existing Calibers Indoor Shooting Range at Washington and Cutler and the existing noise levels at the subject site. The information provided showed that the recorded noise at point 2 (outside the shooting range and across the parking lot) at Washington and Cutler was 60-72dB, and the recorded noise at point 2 (at the eastern edge of the subject site) at the former Wendy's is 60-71dB. So the ambient noise from Coors is at about the same level as that recorded outside the Calibers Indoor Shooting Range. Therefore the residential properties 350 feet and more away should not be able to hear the shooting range above the levels generated by Coors Blvd. In addition, noise is addressed City-wide through the Noise Ordinance Chapter 9, Section 9-12 in particular. An Indoor Shooting Range must also meet the thermal and sound insulation requirements in the International Building Code, as well as related state and federal regulations on noise and air quality.

## ***V. CONCLUSION***

The proposed zone map amendment would add Indoor Shooting Range as an additional, specific C2 permissive use to the uses permissive for the subject site. The proposed zone map amendment would add a third specific C2 use to the zoning entitlements for the site. An Indoor Shooting Range is a use first permissive in the C2 zone and would occur within an enclosed building. The zoning and land uses in the vicinity of the subject site are a mixture of C1 and C2 zones and uses. The subject site is located on Coors Blvd., a major commercial corridor, and is adjacent to a Community Activity Center. The request would facilitate the redevelopment of a site currently vacant but previously developed for a gas station, convenience store and fast food restaurant. The applicant has provided a trip generation analysis which shows a significant reduction in vehicles entering and exiting the site in the PM peak times. The request furthers a preponderance of applicable goals and policies in the Comprehensive Plan, Westside Strategic Plan and the Coors Corridor Plan. The applicant has provided a conceptual site plan and elevations, however if the requested zoning is approved the applicant will need to return to the EPC for approval of a Site Development Plan for Building Permit. Neighborhood concerns focused on adherence to the Coors Corridor Plan, which will be addressed when a site development plan for building permit is submitted, and on noise, which was measured by the applicant and shows that noise levels at an existing facility are comparable to the existing ambient levels on Coors Blvd. today.

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***FINDINGS - (13EPC-40130) (August 8, 2013) (Zone Map Amendment)***

1. This is a request for a zone map amendment from SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor to SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and Indoor Shooting Range for Lot 2A-1, Black Ranch located near Coors Blvd and Valley View Drive and containing approximately 1.309 acres.
2. The request would add a specific use to the zone title for the subject site, an Indoor Shooting Range. An Indoor Shooting Range is first permissive in the C2 zone.
3. The applicant has provided a conceptual site plan and elevations. The applicant will need to return to the EPC for approval of a Site Development Plan for Building Permit within 6 months of approval of their zoning.
4. The subject site is within the area designated Developing Urban by the Comprehensive Plan, and is also located within the Westside Strategic Plan and the Coors Corridor Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and the Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
  - A. The proposed zoning would add an additional C2 use to the range of uses permissive for the subject site. An Indoor Shooting Range, as regulated by the City of Albuquerque Comprehensive Zoning Code is first permissive in the C2 zone. The use must occur within an enclosed building. The additional, specific C2 use for the subject site is consistent with the health, safety, morals and general welfare of the city.
  - B. The proposed zone map amendment would add an additional, specific C2 use to the subject site. The zoning and land uses in the vicinity of the subject site are a mixture of C1 and C2 zones/ uses. The subject site is located on a major commercial corridor, adjacent to a Community Activity and would facilitate the redevelopment of a site currently vacant but previously developed for a gas station, convenience store and fast food restaurant. The request maintains the stability of land use and zoning for the subject site and general area.
  - C. The following Comprehensive Plan, Westside Strategic Plan and Coors Corridor Plan policies are furthered by the request:
    - i. Comprehensive Plan Policy II.B.5.a The proposed zone map amendment would add an Indoor Shooting Range, a use first permissive in the C2 zone, to the zoning for the

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subject site. Redevelopment of the subject site, while providing an opportunity for use that maybe underserved on the Westside does allow for a full range of urban land uses. The request furthers Policy II.B.5.a.

- ii. Comprehensive Plan Policy II.B.5.d The proposed zone map amendment is located on a property that faces Coors Blvd. This is an appropriate location for commercial activity; Coors Blvd. is one of the busiest commercial corridors in Albuquerque and on the Westside of Albuquerque in particular. Properties fronting Coors are generally zoned either C1 or C2 and Coors Blvd. contains a number of retail and service uses that serve the Westside community and Albuquerque in general. Therefore adding a specific C2 use to the range of uses for the subject site fits with the intensity of uses already developed in the area. The request furthers Policy II.B.5.d.
- iii. Comprehensive Plan Policy II.B.5.g The applicant proposes to retain the SU-1 zoning for the site. This will allow the EPC to review the site plan for compliance with this policy; as such the request furthers Policy II.B.5.g. It should be noted that the site sits approximately 6 feet below the grade of Coors Blvd involves the redevelopment of a previously developed lot on Coors Blvd.
- iv. Comprehensive Plan Policy II.B.5.i The subject site is a vacant but developed site, facing Coors Blvd. The site does not currently have a tenant. The subject site is located approximately 350 feet from the residential development on the east side of the Corrales Main Canal. There is a significant drop in grade between the commercial development along Coors Blvd. and the residential subdivision. The request furthers Policy II.B.5.i.
- v. Comprehensive Plan Policy II.B.5.j The request furthers Policy II.B.5. j as the site is located along a commercial area of Coors Blvd, and is already developed; the request would facilitate the redevelopment of the subject site.
- vi. Comprehensive Plan Policy II.B.5.k –The applicant provided trip generation data as a part of their application which shows a reduction of 174 vehicles entering and 165 vehicles exiting the subject site during the PM peak times. The proposed zone map amendment would add a specific use for the subject site that would generate significantly less vehicular traffic than the use the site was previously developed for- a gas station with convenience store and fast food restaurant. The request is furthers with Policy II.B.5.k.
- vii. Comprehensive Plan Policy Plan Policy II.B.5.m The applicant proposes to retain the SU-1 zoning for the site. This will allow the EPC to review the site plan for compliance with this policy; as such the request furthers Policy II.B.5.m. It should be noted that the site sits approximately 6 feet below the grade of Coors Blvd involves the redevelopment of a previously developed lot on Coors Blvd.



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- viii. Comprehensive Plan Policy II.B.5.o While the subject site was developed approximately 10 years ago; it is currently without a tenant. The structure containing the fast food restaurant and the convenience store remains, however the gas tanks, pumps and canopy have been removed. The carwash structure is also proposed to be removed. The zone map amendment requested would add a specific C2 use to the range of uses for the subject site, and this additional use will facilitate the redevelopment of the subject site, as an adaptive reuse. The conceptual site plan and elevations propose redevelopment of the remaining structure with an extension to the building. The request furthers Policy II.B.5.o.
- ix. Comprehensive Plan Air Quality: Policy II.C.1.b The zone map amendment application included a trip generation analysis, showing a significant reduction in the number of vehicles accessing the site during peak PM times. While there is another, recently approved proposed shooting range on the Westside, the addition of a second indoor shooting range could still add to the balance of land uses for the general area. The request is furthers Policy II.C.1.b.
- x. Comprehensive Plan Policy II.C.1.f The proposed request replaces a gas station. The tanks have been removed. Hydrocarbon emissions from gasoline handling for the immediate area have been reduced. The request furthers Policy II.C.1.f.
- xi. Comprehensive Plan Water Quality: Policy II.C.2.a The proposed request could provide a use for the site that would occur within an enclosed building, and that is highly regulated at the State and Federal level (noise and ventilation). Replacing the gas station and the potential run off from a gas station, while also providing a safe and secure location for gun users to practice will minimize potential contaminants to the water supply. The request furthers Policy II.C.2.a.
- xii. Comprehensive Plan Noise: Policy II.C.4.a The proposed use would occur within an enclosed building, noise levels are regulated by the City of Albuquerque through the Noise Ordinance (Section 9), in addition Indoor Shooting Ranges must also meet the thermal and sound insulation requirements in the International Building Code, as well as related state and federal regulations on noise and air quality. The applicant has measured noise levels from the existing Calibers Indoor Shooting Range at Washington and Cutler and the existing noise levels at the subject site. The information provided showed that the recorded noise at point 2 (outside the shooting range and across the parking lot) at Washington and Cutler was 60-72dB, and the recorded noise at point 2 (at the eastern edge of the subject site) at the former Wendy's is 60-71dB. So the ambient noise from Coors is at about the same level as that recorded outside the Calibers Indoor Shooting Range. Therefore the residential properties 350 feet and more away should not be able to hear the shooting range above the levels generated by Coors Blvd. The Riverfront Estates Neighborhood Association has expressed concern about the noise levels. Between the noise levels from Coors Boulevard, the grade difference and the distance from the subject site to the residential development, the requested use

should not be audible to the residences. In addition, the reduced vehicular traffic to the site also furthers Policy II.C.4.a.

- xiii. Comprehensive Plan Economic Development: Policy II.D.6.a The request, by providing a new use for a currently vacant property could provide further employment opportunities as well as providing a service that may be desired for the area. The conceptual site plan suggests that the future tenant for the Indoor Shooting Range is Calibers, a locally owned business. The request furthers Policy II.D.6.a.
- xiv. Comprehensive Plan Education: Policy II.D.7.a As a specific use, an Indoor Shooting Range provides an educational (gun safety education), and recreational opportunity for the public. In addition, it provides a space for professionals such as law enforcement officers, to maintain and improve their firearm skills. The request furthers Policy II.D.7.a.
- xv. Westside Strategic Plan Paradise Community Policy 3.8 The subject site is located adjacent to the WSSP designated Paseo Del Norte/ Coors Community Activity Center, that serves the Paradise Community. An additional specific C2 use for a site located among a mixture of C1 and C2 uses is appropriate given the developed nature of the corridor, and the adjacent uses. The request furthers WSSP Policy 3.8.
- xvi. Coors Corridor Plan Issue 3 Land Use Policy 5 - development intensity (p. 79): The proposed zone map amendment would add a third specific C2 use to the zoning entitlements for the site. The request is located adjacent to a Community Activity Center, on a major commercial corridor, with a mix of C1 and C2 uses and zones in the vicinity. The proposed use would enable the redevelopment of a currently vacant site that was previously developed as a gas station, convenience store and fast food restaurant. The request furthers CCP Issue 3, Policy 5.

D. The request would be more advantageous to the community as articulated in the Comprehensive Plan, the Westside Strategic Plan and the Coors Corridor Plan. The applicant cited a preponderance of policies, as demonstrated in the policy analysis above, that further the request.

E. The request would not allow permissive uses that would be harmful to the adjacent property, the neighborhood, or the community.

F. The subject site is already served by City infrastructure and does not require major and unprogrammed capital expenditures by the City.

G. The cost of land or other economic considerations are not the determining factor for the requested zone change.

H. While the subject site is located on a major commercial corridor, Coors Blvd., it is not the only justification for the request.

I. The proposed zoning (SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor to SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and Indoor Shooting Range) would result in a spot zone; however, the change clearly facilitates realization of the Comprehensive Plan and other applicable adopted plans.

J. The request does not constitute a strip zone.

7. The Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association and Riverfronte Estates Neighborhood Association were notified of the request. A facilitated meeting was held on Monday July 29<sup>th</sup>. Concern was raised regarding adherence to the Coors Corridor Plan, which will be addressed when a Site Development Plan for Building Permit is submitted, and noise.

***RECOMMENDATION - (13EPC-40130) (August 8, 2013)***

**APPROVAL of (13EPC-40130), a request for Zone Map Amendment, from SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor to SU1 for C1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and Indoor Shooting Range for Lot 2A-1, Black Ranch based on the preceding Findings and subject to the following Condition of Approval.**

***CONDITION OF APPROVAL - (13EPC-40130) (August 8, 2013) (Zone Map Amendment)***

1. The zone map amendment does not become effective until a site development plan is approved by the EPC within six months after the date of EPC approval of the zone map amendment. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
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***Petra Morris  
Planner***

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

Jon Niski, Tierra West LLC, 5571 Midway Park Place NE Albuquerque NM 87109  
Ron Bohannon, Tierra West LLC, 5571 Midway Park Place NE Albuquerque NM 87109  
Marlo Peters, Riverfronte Estates NA. Inc., 9506 Kandace NW, Albuquerque NM 87114  
Mary McCormick, Riverfronte Estates NA. Inc., Dancing River Drive NW, Albuquerque NM 87114  
Tom Anderson, Paradise Hills Civic Association, 10013 Plunkett Dr. NW, Albuquerque NM 87114  
Maria Anderson, Paradise Hills Civic Association, 5020 Russell NW Albuquerque NM 87114  
Candelaria Patterson, Westside Coalition of NA., 7608 Elderwood NW Albuquerque NM 87120  
Harry Hendriksen, Westside Coalition of NA., 10592 Rio Del Sol Ct. NW, Albuquerque NM 87114

***Attachments***

1. Site Visit Photos, 7/15/2013
2. Additional Staff information- relevant decision notices and Resolution 270-1980
3. Facilitated Meeting Report
4. Applicants email and exhibits with noise level measurements
5. Calibers Indoor Shooting Range Rules and Regulations from their website

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

Reviewed- No comments

#### ***Office of Neighborhood Coordination***

Riverfronte Estates NA

Paradise Hills Civic Assoc. (R)

Westside Coalition of NA's

7/1/13 – Recommended for Facilitation

7/1/13 – Assigned to David Gold

#### ***Long Range Planning***

The proposed use is allowed permissively in the C-2 zone, this would be a more intense use than allowed in the C-1 zone.

### ***CITY ENGINEER***

#### ***Transportation Development***

Reviewed, no Transportation comments.

#### ***RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and***

***NMDOT:*** Conditions of approval for the proposed Amendment to Zone Map shall include: None

#### ***Hydrology Development***

Hydrology has no objection to the Zone Map amendment.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

Trip generation calculations indicate a reduction in trips from the previous use. No further 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***

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

If there are underground storage tanks on the site or environmental cleanup is needed, the site development plan should show the locations. Underground Storage Tanks are now regulated by the New Mexico Environment Department, Underground Storage Tank Bureau. It's important for Environmental Health and developers to know up front that remediation may be required. However, underground storage tanks would not affect the zone change, so this should be addressed with a future site development plan submittal.

***PARKS AND RECREATION***

***Planning and Design***

No comments.

***Open Space Division***

***City Forester***

***POLICE DEPARTMENT/Planning***

This project is in the Northwest Area Command. No Crime Prevention or CPTED comments concerning the proposed Amendment To Zone Map - Establishment Of Zoning or Zone Change request at this time.

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Adjacent and nearby routes	None.
Adjacent bus stops	None.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

## ***COMMENTS FROM OTHER AGENCIES***

### ***BERNALILLO COUNTY***

#### ***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

#### ***ALBUQUERQUE PUBLIC SCHOOLS***

#### ***MID-REGION COUNCIL OF GOVERNMENTS***

#### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

#### ***PUBLIC SERVICE COMPANY OF NEW MEXICO***

PNM has no comments based on information provided to date.

#### ***NEW MEXICO DEPARTMENT OF TRANSPORTATION***

The NMDOT has no objections to the amendment to zone map since no direct access to NM45 will be needed.