



Environmental Planning Commission

Agenda Number: 1
Project #: PR-2023-008612
Case #: RZ-2023-00016
Hearing Date: June 15, 2023

Staff Report

Agent	Modulus Architects and Land Use Planning
Applicant	Querque LLC
Request	Zoning Map Amendment (zone change)
Legal Description	Tract B Plat of Tracts A, B, C, D & E Airport Technical Center.
Location	located at 1611 Airtech Ct. SE
Size	Approximately 4-acres
Existing Zoning	NR-GM
Proposed Zoning	NR-LM

Staff Recommendation

APPROVAL of RZ-2023-00016, based on the Findings beginning on Page 25.

Staff Planner
Robert Messenger, AICP-Planner

Summary of Analysis

The request is for a zoning map amendment for an approximately 4-acre site in the Near Heights Community Planning Area. The applicant intends to change the subject site's zoning to NR-LM to facilitate future redevelopment.

The subject site is in an Area of Change. It is located along a Commuter Corridor (I-25) but is not in an Activity Center.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it clearly facilitates implementation of applicable Comprehensive Plan Goals and policies.

There are no affected neighborhood organizations within the notification boundaries of the subject site. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff is unaware of any opposition.

Staff recommends approval.



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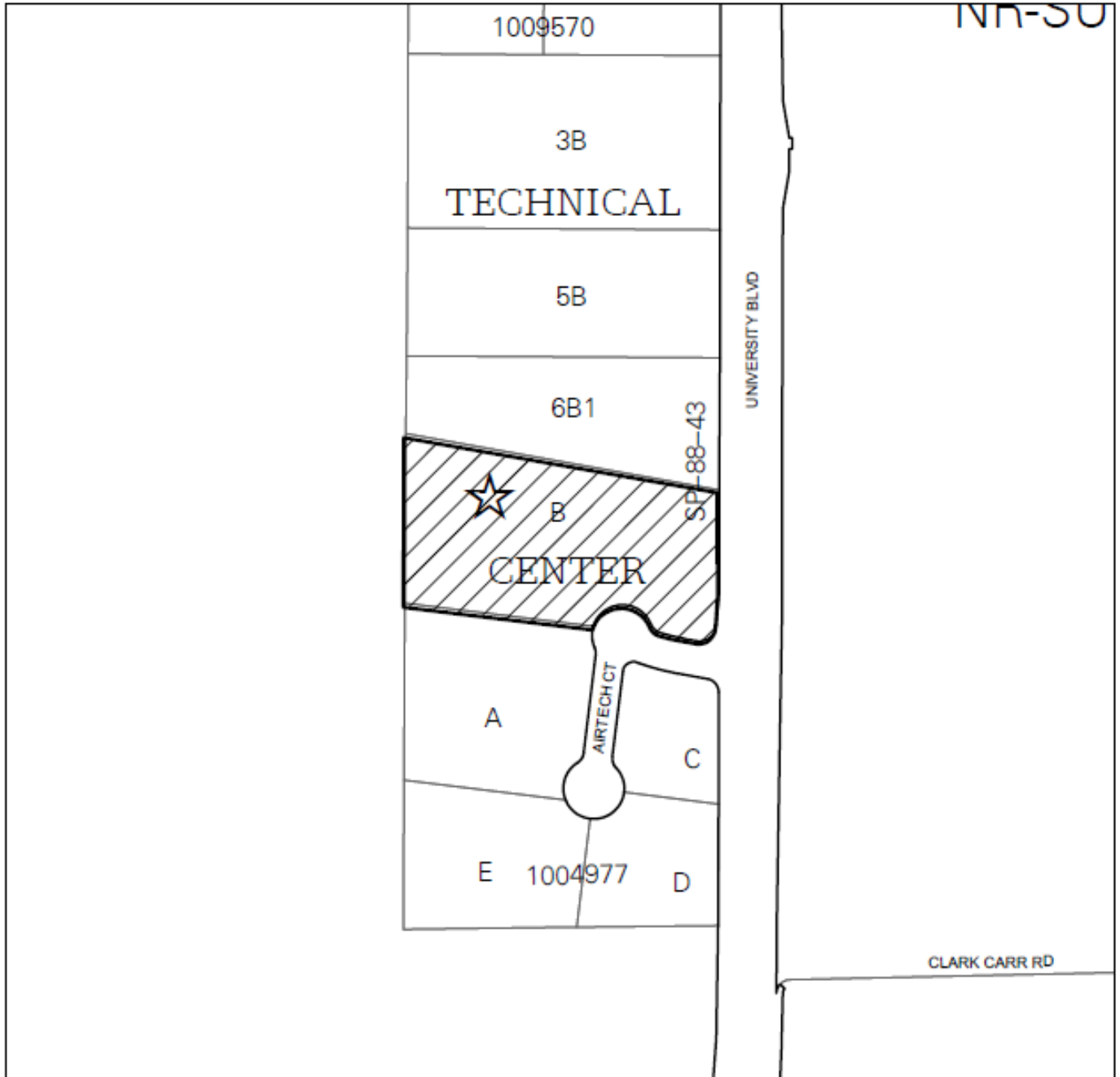
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IDO ZONING MAP

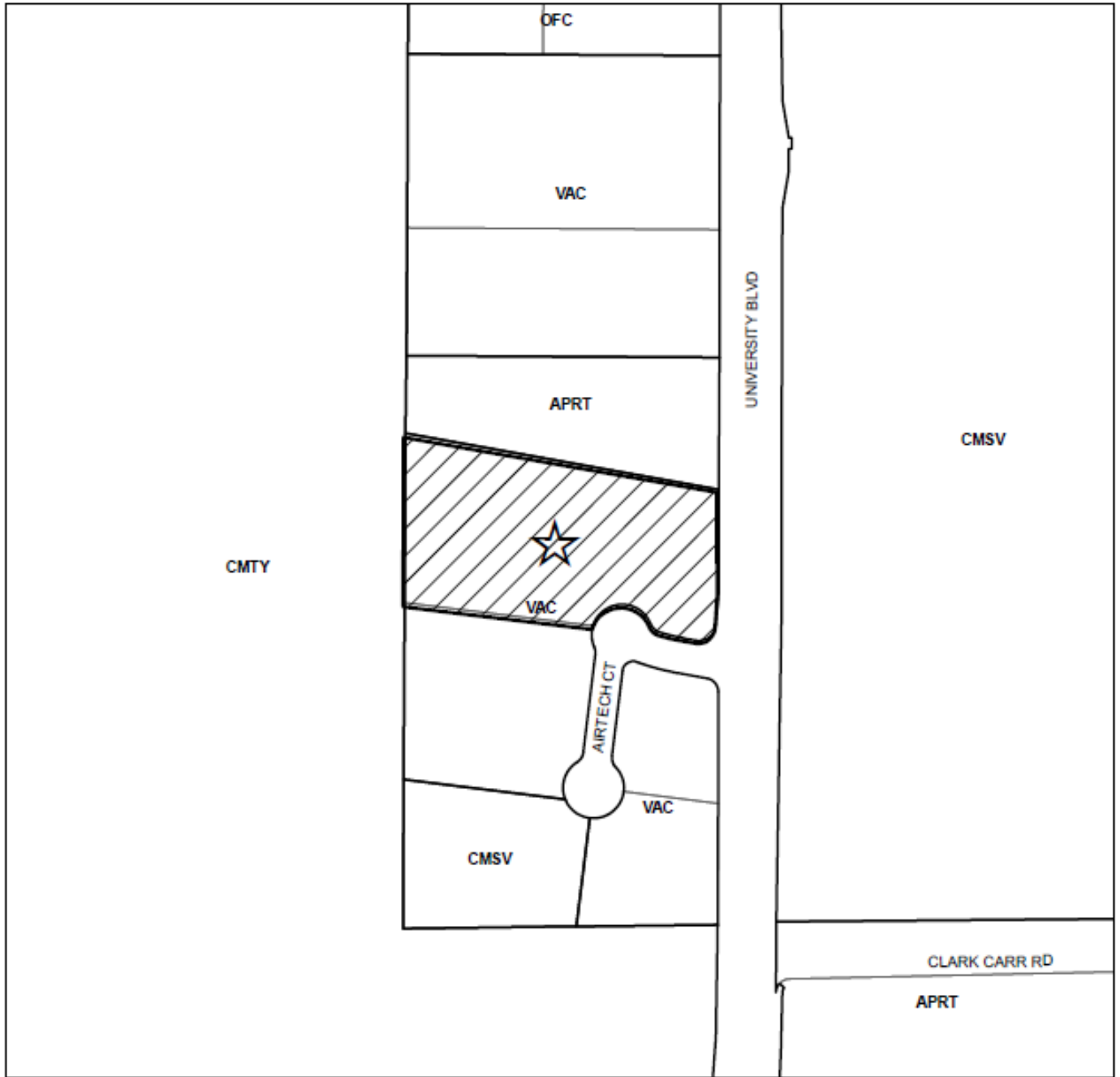
Note: Gray shading indicates County.



1 inch = 250 feet

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LAND USE MAP

Note: Gray shading indicates County.

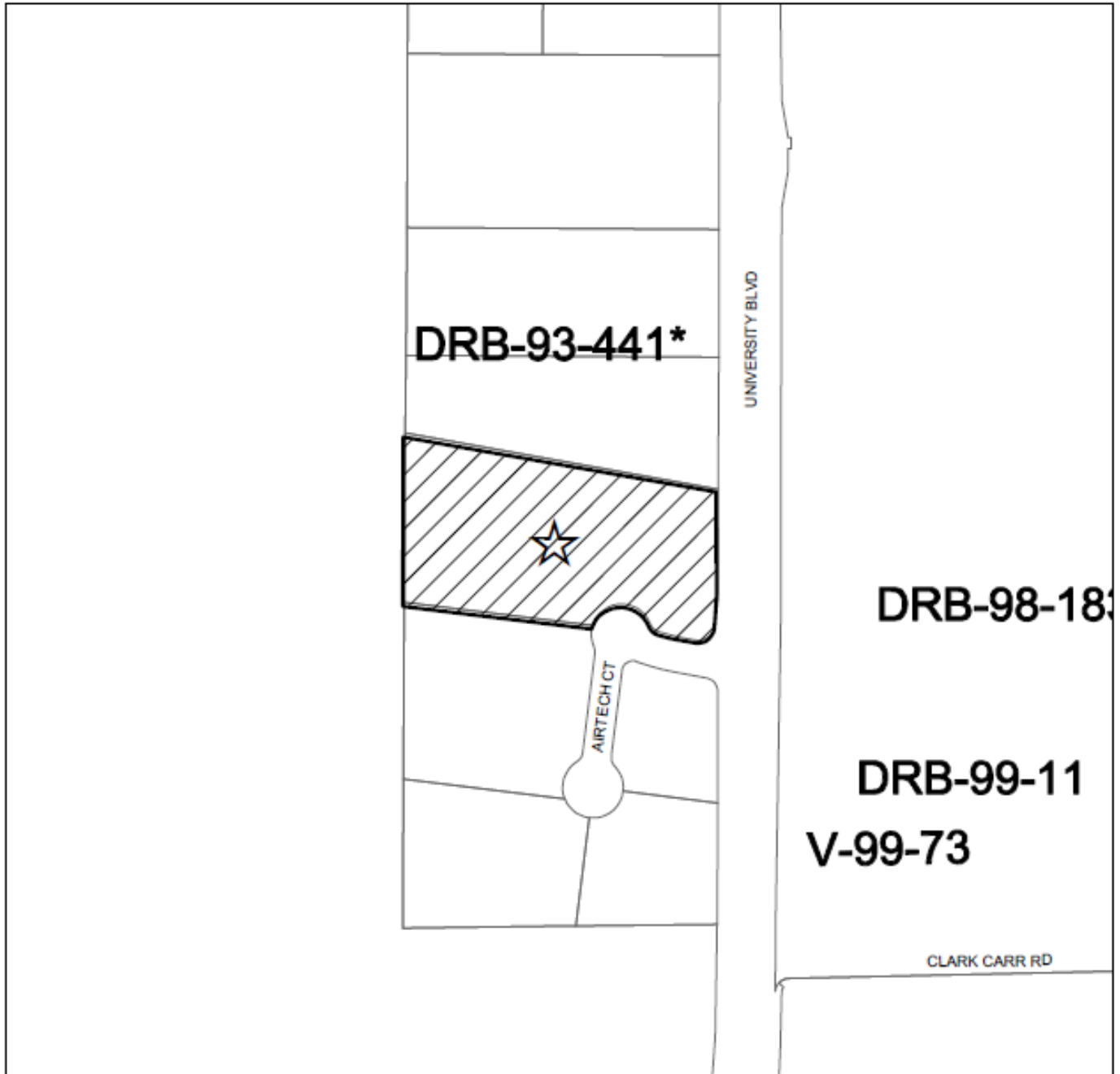
Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



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HISTORY MAP

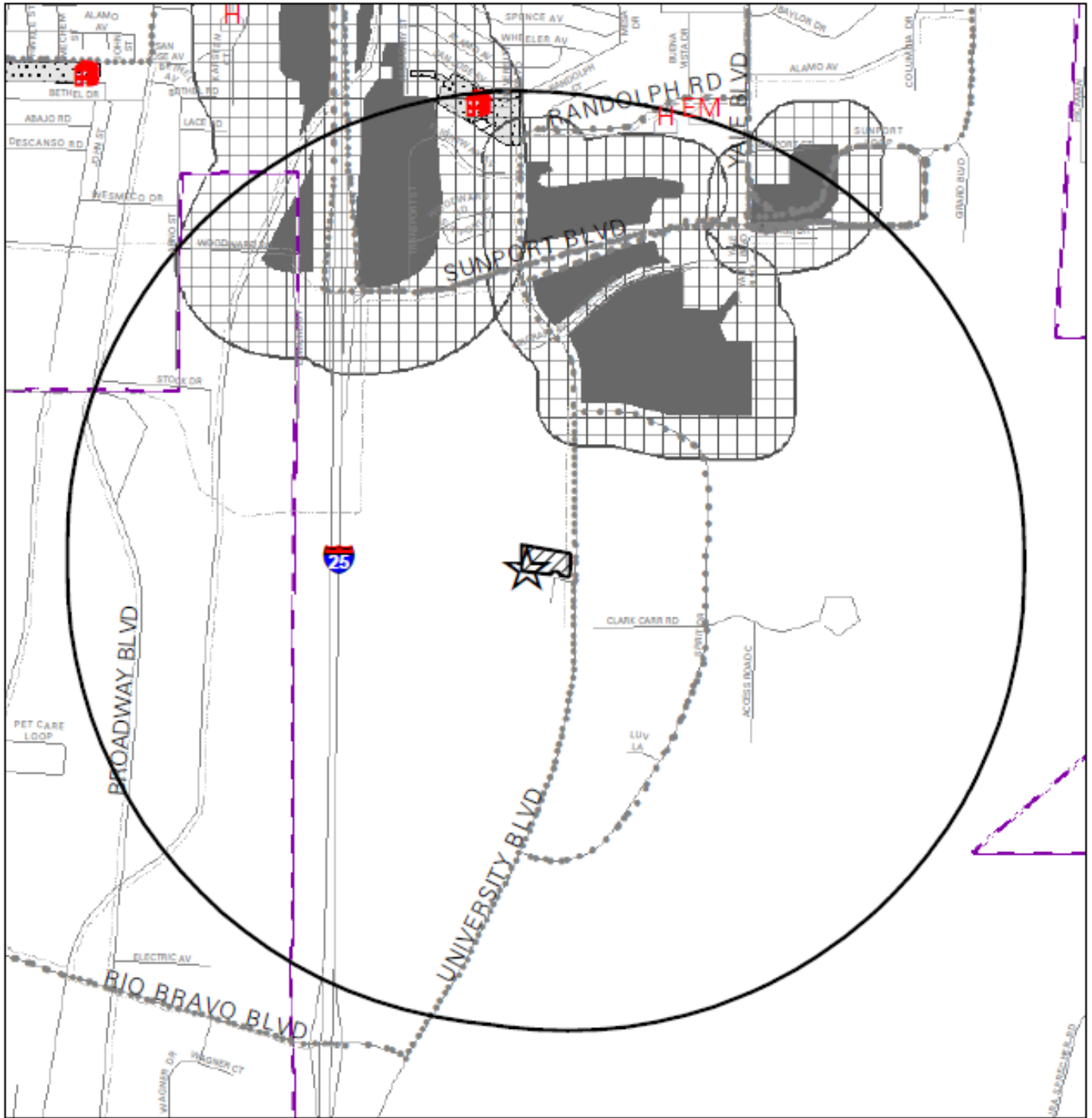
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1 inch = 250 feet

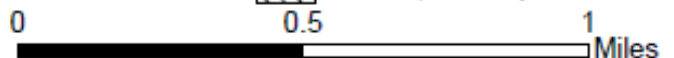
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |



I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-GM	Area of Change	Vacant
<i>North</i>	NR-GM	Area of Change	Commercial Services (Airport)
<i>South</i>	NR-GM	Area of Change	Vacant
<i>East</i>	NR-SU for Airport & Related Facilities	Area of Change	Rental car facility (light vehicle sales and rental)
<i>West</i>	NR-GM	Area of Consistency	Golf Course

Request

The request is for a zoning map amendment (zone change) for an approximately 4-acre site legally described as Tract B Plat of Tracts A, B, C, D, & E Airport Technical Center, located at 1611 Airtech Ct. SE, west of University Blvd. SE, south of Aircraft Rd. SE and north of Clark Carr Rd. SE (the “subject site”).

The subject site is located along the University Blvd. Multi-Modal Corridor (I-25) but is not located within an Activity Center. It is not within any other Corridor except it is near the I-25 Commuter Corridor.

The applicant is requesting a zone change from NR-GM (Non-Residential General Manufacturing) to NR-LM (Non-Residential Light Manufacturing) Zone District to facilitate development of an event center on the subject site.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

Context

The subject site is bounded on the north by Aircraft Ave. SE, on the east by the Albuquerque International Sunport/ rental car facility, on the west by the UNM South Golf Course (east of Interstate 25), and on the south by Clark Carr Rd. SE.

Immediately north of the subject site is an office/light manufacturing use, and further north of that is another light manufacturing use that is airport-related. East of the subject site is the Albuquerque International Sunport car rental facility, and west of the site is the UNM South Golf Course. South of the site is vacant land, with a commercial services use just south of it. The closest heavy industrial uses, which are appropriate for NR-GM zoning, are on the western side of I-25 in unincorporated Bernalillo County.

History

The subject site was included in an annexation by the City on September 30, 1966. It included portions of the south Rio Grande River and the south valley that would become the San Jose Neighborhood, the UNM South Golf Course, and the northern portion of lands that would become Mesa del Sol.

The subject site has several easements, one access control, and one right-of-way that will need to be reflected and designed for at the time of site plan building permit, as follows (numbering is consistent with adopted plat):

1. On February 3, 1988, a private easement was vacated, which allowed the access off University Blvd. SE to create Airtech Ct. SE that would allow access to any interior sites created by a future subdivision. It is recorded under Bernalillo County Clerk Book Misc. 584-A, pages 668-670, Document #88 9548.
2. A 10 foot PNM and Communication Easement was granted by Plat C32-81. It runs on the eastern side of the subject site on the west side of University Blvd. SE.
3. A 30 foot public storm sewer and sanitary sewer easement was granted by Plat C34-128. It runs across the southern portion of the subject site from east to west.
4. A 40 foot private drainage and public sanitary sewer easement granted by Plat C27-114. It runs north-south on the far western side of the subject site.
5. A 75 foot access control prohibits access from former lot 6B-2 (which included the subject site prior to the Plat 1004977) to University Blvd. SE across the 75 foot reach of the property line per Plat C35-169.
6. City of Albuquerque public right-of-way allowed the construction of Airtech Ct. SE was granted per Plat 1004977.
7. A 10 foot public utility easement along the west side of University Blvd. SE runs along the entire eastern side of the former property as well as both sides of Airtech Ct. SE was granted per Plat 1004977.

Plat 1004977 Airport Technical Center, Project #06DRB-01066(FP) was approved by the Development Review Board (DRB) on January, 2007 that created five (5) tracts A, B, C, D, and E out of the former 11 acre parcel. It also granted easements reflected in 6 and 7, above. The subject site is Tract B, approximately 4 acres.

The subject site was rezoned from M-2 to NR-GM per adoption of the IDO in May, 2018. There is no additional case history known for the subject site.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. University Blvd. SE is classified as an Urban Minor Arterial and Airtech Ct. SE is a local road.

Comprehensive Plan Designations

The subject site is in an Area of Change as designated by the Comprehensive Plan. It is not within an Activity Center (or other designated Center) but is within the University Blvd. Multi-Modal Corridor. It is not within but is or near the I-25 Commuter Corridor. It is included in the Near Heights Community Planning Assessment (CPA) area.

The subject site is within the University Blvd. Multi-Modal Corridor but is not within any Activity Center or along any corridor, other than the I-25 commuter corridor. However, it is within 1 mile of the Sunport/Airport Employment Center, an employment center characterized by a variety of airport-related commercial, office, hotel, and light manufacturing land uses. It is within the Near Heights Community Planning Area.

Overlay Zone

The subject site is located within the Air Space Protection Sub-area and Airport Noise Contour Sub-area 65LdN of the Airport Overlay Zone (APO) 3, per IDO 14-16-3-3). It is in the Airport Technical Center subdivision and east of the UNM South Golf Course, which is east of I-25.

Trails/Bikeways

A multi-modal path runs along the west side of University Blvd. SE between Randolph Rd. SE and continues to Aircraft Ave./George Rd. just north of the subject site. It starts again at Clark Carr Rd. SE and continues south to the Isleta Amphitheatre in Mesa del Sol. A multi-modal path on the east side of University Blvd. SE begins at Flightway Ave. SE and continues to Aircraft Ave./George Rd.

The multi-modal path is proposed on University Blvd. SE between Aircraft Ave./George Rd. to Clark Carr Rd. Development of the subject site would require an easement and construction of their portion of this facility.

Transit

The subject site is not directly served by the local transit provider, ABQ Ride. The only direct service is provided by Rio Metro Route 222 Rio Bravo-Sunport-Kirtland, which requires rides scheduled by noon the previous business day before.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Area of Change

An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Corridor

A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors. See also Measurement Definitions for Corridor Area.

Club or Event Facility

A publicly or privately owned building devoted to the assembly of people for social, professional, or recreational activities such as meetings, weddings, or conferences. See also Community Center and Residential Community Amenity.

Overlay Zone

Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 2 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also Small Area.

Zoning

The subject site is zoned NR-GM (Non-Residential – General Manufacturing Zone District, IDO 14-16-2-5(D)), which was assigned upon adoption of the IDO as a conversion from the former M-2 (Industrial / Wholesale / Manufacturing) zoning. The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from Residential and Mixed-use areas and less intense, lighter impact businesses. Allowable uses are shown in Table 4-2-1.

The request is to change the subject site’s zoning to NR-LM (Non-Residential Light Manufacturing Zone District, IDO 14-16-2-5(C)). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Permissive uses are listed in Table 4-2-1.

In general, the NR-GM zone allows a wider variety of industrial uses than NR-LM. For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report.

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable Goals and policies are listed below, including one *additional Staff policy. Staff analysis follows in ***bold italics***.

Chapter 5: Land Use

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would help foster a community where residents can live, work, learn, shop, and play together, but could not ensure that a complete community including uses for living and learning would be developed. Although it would allow more entertainment (play) uses such as an event center, a permitted use in NR-LM Zoning but only a “Conditional if Vacant” use in the current NR-GM Zone District, it would still prevent residential uses that would create a complete community. Goal 5.2 Complete Communities is generally facilitated by the request.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Sub-Policy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request would encourage more productive use of the subject site, which is currently a vacant lot, by allowing productive uses such as an event center to be built upon it. Because the APO restrictions on noise and glare reduce the full development of industrial uses that would otherwise be allowed under NR-GM zoning, the development capacity of the subject site with current zoning is limited. Uses such as an event center are more compatible with the airport-related, light manufacturing, office, and nearby hotel uses, and could help stimulate development of other vacant lands in the area to more productive (and compatible) uses. Policy 5.2.1 Land Uses and Sub policy 5.2.1(n) are clearly facilitated by this request.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would promote uses and development patterns that maximize the utility of existing infrastructure and public facilities, and the efficient use of land. Existing utilities are adequate to support the development of uses allowed under NR-LM zoning, and the proximity of a potential event center to the Albuquerque International Sunport, surrounding hotels, and potential residential and business-related customers supports the public good to a greater degree than allowing the subject site to remain vacant. Goal 5.3 Efficient Development Patterns is facilitated.

Policy 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request would discourage growth in areas without existing infrastructure and public facilities. Rather, it would encourage better use of a currently vacant lot into a more productive use by using existing infrastructure and public facilities such as site utilities and the Albuquerque International Sunport, respectively. The request would support the development of compatible growth in an Area of Change, where development is encouraged, rather than on a vacant site on the urban fringe lacking in infrastructure. Policy 5.3.2 Leapfrog Development is facilitated.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. The subject site is within the University Blvd. Multi-Modal Corridor. Policy 5.6.2 is facilitated by this request.

Sub-Policy 5.6.2 Areas of Change (g): Encourage development where adequate infrastructure and community services exist.

The request would encourage development where adequate infrastructure and community services exist. Existing and soon-to-be completed infrastructure such as the extension of Sunport Blvd. to Broadway Blvd. SE will be more than adequate to support the proposed event center or other uses allowed if the rezoning request to NR-LM were approved. Sub-Policy 5.6.2 (g) Areas of Change is facilitated.

Chapter 8: Economic Development

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

The request would help create a potential use that could encourage business and talent to stay and thrive, but does not provide the base employment, business incubator, and workforce development elements that are conducive to business expansion and recruitment efforts. Goal 8.1 Placemaking is partially facilitated by this request.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request would help foster more interesting places than the vacant lot that currently exists and has the potential to encourage a greater diversity of uses with different development intensities. Policy 8.1.1 is partially facilitated by this request.

Goal 8.2. Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The request has the potential to foster a culture of creativity and entrepreneurship and encourage private businesses to grow if uses such as the proposed event center were fully developed. If the event center (or other business uses allowed under NR-LM zoning) were developed and managed by locally-owned enterprises, it has the potential to encourage further entrepreneurship in the area. Goal 8.2 Entrepreneurship is partially facilitated by this request.

Policy 8.2.1 Local Business: Emphasize local business development.

The request has the potential to emphasize local business development if both the proposed use were approved and subsequent development of a locally-run business occurred in the near future. However, the request and potential development into an event center cannot guarantee that local businesses would be emphasized at the subject site. Policy 8.2.2 Local Business is somewhat facilitated by this request.

NOT APPLICABLE

The following Goals and Policies are not applicable or not clearly facilitated by the zone change request.

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would enhance, protect, and preserve the Albuquerque International Sunport by preventing harmful industrial uses that produce noise and glare, which would be allowed under the current NR-GM zone district. However, the Goal and Policy are aimed at protecting distinct residential communities, and therefore is not applicable because the subject site is not located near residential areas.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The request would encourage but could not guarantee quality development that is consistent with the distinct character of the Sunport airport community. Conforming with the minimum dimensional standards of the Airport Overlay District, IDO and the DPM would be required, regardless of the zone district established for the subject site. The request partially facilitates Policy 4.1.1 Distinct Communities.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would protect the identity and cohesiveness of the surrounding area by ensuring that only lower-intensity industrial and commercial uses would be allowed in the subject site. However, because the subject site is not located in or near residential neighborhoods, this Goal and related policies are not applicable.

Goal 4.3 Community Planning Areas: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

Because this goal applies to the Community Planning Areas and not specifically to land use developments or zone map amendments, it is not applicable.

Chapter 5: Land Use

Sub-Policy 5.2.1(a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The subject site is not located within walking and biking distance of residential neighborhoods. The closest residential neighborhood is approximately one-mile north, which is more than the quarter-mile distance generally considered close for walking distance. Access is mainly oriented to residents who are able to arrive in motorized vehicles, because the subject site is not within close walking distance, safe biking facilities (e.g., multi-modal trails) are incomplete, and local transit service is not available.

Sub-Policy 5.6.2 Areas of Change (b): Encourage development that expands employment opportunities.

The request encourages development that could expand employment opportunities because it would allow development of the subject site for potential uses such as an event center, while still allowing light industrial uses that provide base employment. As previously noted, the APO restrictions limit the full use of industrial uses that would otherwise be allowed under NR-GM zoning. Because the request is only for a zone change, the request and subsequent site development cannot guarantee what types of uses will be developed on the site nor can it guarantee the number and types of jobs created.

Integrated Development Ordinance (IDO) 14-16-6-7(G)(3)-Review and Decision Criteria for Zone Map Amendments

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received on June 5, 2023, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned NR-GM (Non-Residential General Manufacturing Zone). The requested zoning is NR-LM (Non-Residential Light Manufacturing Zone). The reason for the request is to facilitate development of the site for an event center.

The applicant believes that the proposed zoning map amendment (zone change) meets the zone change decision criteria in IDO §14-16-6-7(G)(3) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in plain text.

- A. The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant: As demonstrated in the policy narrative above, the proposed zone change would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the community.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers (and does not significantly conflict with) a preponderance of applicable Comprehensive Plan Goals and Policies. In the case of a spot zone, the bar is the higher "clearly facilitates" test (see Criterion H). The applicant's policy analysis demonstrates that the request clearly facilitates implementation of applicable Comprehensive Plan Goals and Policies and, therefore, is consistent with the City's health, safety, morals and general welfare.

Applicable citations: Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Goal 5.3 Efficient Development Patterns, Policy 5.3.2 Leapfrog Development, Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change, Goal 8.1 Placemaking, Policy 8.1.1 Diverse Places, Goal 8.2 Entrepreneurship, and Policy 8.2.1 Local Business.

The applicant's policy-based response adequately demonstrates that the request facilitates implementation of ABC Comp Plan Goals and Policies regarding Complete Communities, Land Use, Efficient Development Patterns, City Development Areas, and Economic Development, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request clearly facilitates implementation of the ABC Comp Plan as amended, and therefore is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is clearly facilitated.

- B. If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: The subject property is not located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended). As a result, the above criterion is not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.

Staff: The subject site is located completely within an Area of Change and therefore the Criterion is not applicable. The response to Criterion B is sufficient.

C. If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: The subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with ABC Comp Plan conditions, development density and intensity and connectivity as a designation for employment and services.

The NR-GM is a most intense zone districts and with this request we will be down-zoning the site. Which in turn will add additional layers of protection to the community as a whole. Below is a table (Table 2. Side-by-Side Analysis of Permissive Uses) that shows the new permissive use that are allowed under the NR-LM zone. The comparison shows how the NR-LM will be more advantageous to community. The permissive uses under the NR-LM zone district will be complementary to the existing uses in the community (hotel, airport, medical manufacturing

facility, and film studios uses nearby). This request will allow for an opportunity to develop an Event Center in an area that has a desire for the proposed use. Future development of this site with facilitated further development in the area, use the existing multi-modal corridor, and the use of existing infrastructure and public amenities within an Area of Change. The event center also has the potential to support future residential and commercial development of Mesa del Sol.

Staff: The subject site is located within an Area of Change, and the applicant has demonstrated that the existing zoning is inappropriate because of Criterion 3, that a different zone district is more advantageous to the community as articulated by the ABC Comp Plan. The response to Criterion C is sufficient.

- D. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: The requested zoning does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community. The permissive uses between the NR-GM zoning designation and the NR-LM zoning designation have similar uses. NR-LM allows for an event facility as a permissive use. It will allow for additional uses to become permissive on site but will not be harmful to the community. Additionally, the NR-LM zone is more advantageous to job creation as it allows for the facilitation of the proposed use whereas NR-GM inhibits the use as permissive. For discussion, provided below is a side-by-side analysis of the new permissive uses under the NR-LM zoning district.

Table 2. Side-by-Side Analysis of Permissive Uses

IDO Use	NR-GM	NR-LM	Related IDO Development Standards That May Apply (Specific Use Standards 16-16-4-3)
Sports Field	Conditional	Permissive	4-3(D)(8)
Health Club or gym	Permissive Accessory	Permissive	4-3(D)(9)
Mobile food truck court	Conditional Primary	Permissive	4-3(D)(10)
Bank	Conditional if Structure Vacant for 5 years or more	Permissive	4-3(D)(23)
Club or event facility	Conditional if Structure Vacant for 5 years or more	Permissive	4-3(D)(24)
Other outdoor entertainment	Permissive Accessory	Permissive	4-3(D)(32)
Art gallery	Permissive Accessory	Permissive	4-3(D)(33)

Building and home improvement materials store	Conditional Primary	Permissive	4-3(D)(34)
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This a down-zone request and will no longer allow for the following harmful uses to be permissive: Heavy Manufacturing, above-ground storage of fuels or feed, Salvage yard. The listed uses in the table above are newly permissive uses that are not permissive uses in the NR-GM zone district. There are no permissive uses that could be construed as having possible harmful impacts to adjacent properties, the neighborhood, or the community, since the surrounding properties are non-residential uses. The Use Specific Standards associated with these uses will help mitigate any potential harmful impacts that are unforeseen, though none are expected. The NR-LM zone allows for moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses and has less impactful uses than the existing NR-GM zone.

Future development of this property and the proposed uses will have to go through an approval process with the City of Albuquerque and other affected agencies (Kirkland AFB, Aviation Department) to ensure it complies with IDO and the DPM. It will also insure that the uses will comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards. Development on the subject site under the NR-LM zone district would be subject to IDO requirements including, the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. The NR-LM zone will allow for an event facility to become permissive allowing the vacant site to develop.

The Use-Specific Standards and newly permissive uses will not cause any adverse effects on the surrounding community, rather, they will bring life to this vacant site and provide community/city necessities and employment opportunities. This zone change will be beneficial to the surrounding area.

Staff: The applicant stated that the NR-LM zoning does not have any harmful uses compared to the existing NR-GM zoning. They compared harmful uses within the existing NR-LM zoning and the proposed NR-LM zoning and discussed how the harmful uses would be mitigated through the APO regulations and IDO’s use specific standards. Furthermore, the IDO has Use-Specific standards to mitigate the impacts of uses that could be considered harmful. The response to Criterion D is sufficient.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
 1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Applicant: The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but it not limited to water, sewer, roadways, sidewalks, bike path and storm facilities. As a result, the development does not require major or new city service expansion.

However, it is fully understood that development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of the development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Improvements Agreement process with the City of Albuquerque.

Staff: the subject site is an infill site that is adequately served by existing infrastructure. Because any development within the subject site property will be subject to the APO, IDO, the DPM, and/or an Infrastructure Improvements Agreement, existing and proposed infrastructure and public improvements will have adequate capacity (requirement 3). Therefore, the response to Criterion E is sufficient.

- F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant: The justification provided herein is not based on the property's location along an arterial street (University Blvd) but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The current zoning request is to allow for future NR-LM uses. Future development permissible by the NR-LM zone will further multiple goals and policies of the Comprehensive Plan, will serve as an excellent development opportunity and will be in line with the surrounding community. This zone change seeks to facilitate the development of an Event Center. While the location of the property is not the main reason for providing justification for commercial zoning, it does provide rationale for why this site is suitable for the proposed NR-LM zoning and associated use. Access and connectivity are important considerations for commercial development.

This request will encourage development of this large vacant site and will be a great project that will support the public good. This location would be a viable place for the proposed use to stay, expand, and thrive. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.

Staff: The subject site is located on University Blvd. SE, an urban minor arterial. The applicant is not completely basing their justification for the request upon the subject site's location on a major street. Rather, the request to NR-LM would allow development of the subject site into an event center. The response to Criterion F is sufficient.

- G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant: This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies of the ABC Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The subject site under NR-LM will allow for growth within established corridors, encourage development that broadens service options to meet a range of life events, and support additional growth in areas with existing infrastructure and public facilities. However, the economics associated with the development of the vacant site are and should be important factors to both the applicant and the City since it has the possibility of efficiently upgrading public infrastructure while also upgrading the community as a whole..

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately demonstrated that the zone change request clearly facilitates implementation of the ABC Comp Plan. The response to Criterion G is sufficient.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: The Zone Map Amendment does apply a zone different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone"). The requested NR-LM zoning will clearly facilitate implementation of the ABC Comp Plan as amended. This is because many of the ABC Comp Plan Goals and Policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions. The request qualifies under criteria (1) in that the site can function as a transition between the adjacent zone districts. It qualifies because the

surrounding area is a mixture of non-residential zone districts/uses and the NR-LM zone is an appropriate transition between the NR-SU zone and NR-LM zone. The NR-LM zone will protect the airport use to the east of the subject site (NRSU) in a greater way than the existing NR-GM zone does. The permissive uses under the NR-LM zone have greater limitations and are not considered harmful unlike the NR-GM zoning. The NRLM zoning designation will also limit the impacts of noise and glare on the site, being in line with the purpose of the overlay zone it is within. This in turn will benefit the surrounding community functioning as a transition between adjacent zone districts. The NR-GM zoning allows for more intense commercial uses as opposed to the NR-LM zoning, which contains permissive commercial uses that will be less harmful to the surrounding community..

It is more appropriate for moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses to develop on a site where additional non-residential uses are desired. This Zone Map Amendment will fall in line with its surrounding area allowing the request to support additional growth in an Area of Change with existing infrastructure and where growth is desired. According to the ABC Comp Plan, developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The proposed zone map amendment will encourage growth and high-quality development in accordance with this policy in a Multi-modal Corridor in an area with adequate infrastructure. The subject site is vacant, and this site is being under-utilized. This site is in a highly accessible area and should be developed to its full potential. The ABC Comp Plan highlights that there needs to be change in order to direct growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this request, it will further the ABC Comp Plan's vision on changing and utilizing existing vacant site. The development of this land will be compatible in scale and character with the surrounding area will adding an extra layer of protection for the surrounding neighborhoods.

In addition, criterion one (1) is furthered because the subject site is in an area of Change as identified in the Comp Plan, however, the land to the north, east, south and west are Areas of Consistency, growth and development should be focused in Areas of Change (subject site) with existing infrastructure. The Zone Map request will serve as a zoning transition between disparate uses or changes in development intensity between Areas of Change and Areas of Consistency. This site is an appropriate transition to facilitate this policy particularly because there is no abutting single family development to the subject site in any direction.

The request for NR-LM zoning will facilitate an appropriate transition of zoning; encouraging vitality along a corridor and in the airport overlay zone and subareas.

The subject site is located within a multi-modal corridor, the Airport Protection Overlay Zone, Noise Contour Sub-area 65 LdN, Runway Protection Sub-area, Area of Change and includes a mix of community uses, commercial uses, and airport use. Surrounding the site are NR-GM, NRSU and NR-BP zone districts. There are some NR-LM zoned properties to the north of this site, although not adjacent.

Our response to Criterion A clearly makes evident that this request furthers a multitude of

policies and goals in the ABC Comp Plan and also demonstrates that the request in not in conflict with those same guiding criteria principals used by the City of Albuquerque.

Approving this zone change to allow for the future development of an Event Center will bringing more jobs and community services to the area. The future use will be compatible with the surrounding uses. By not having residential uses in the area, the community is safeguarded against the permissive uses allowed within NR-LM zones through use specific standards and buffers required by the IDO. The proposed zoning has less intense permissive commercial uses, as a result, decreasing the negative impacts on the surrounding neighborhoods. This will in turn minimize the negative impacts that the proposed zoning and uses would have had on the community. This zone change will be beneficial to the surrounding area.

Staff: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. NR-GM zoning is adjacent to the subject site to the north, south, and west and north. NR-SU zoning is adjacent to the subject site east of University Blvd. SE.

The applicant acknowledges that the request would create a spot zone, but explains that it would be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

As required, the applicant responded to sub-criteria number three to meet the second part of the two-part test in Criterion H. The applicant stated that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-GM). The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few agency comments were received.

Albuquerque Solid waste commented that if the zone map amendment is approved, a site plan approved for access(egress and ingress to the trash enclosure) by the Solid Waste Department will be required.

Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) commented that the site has an existing storm drain facility crossing the lot which must be addressed at the time of grading and drainage plan submittal.

Agency comments begin on p.29.

Neighborhood/Public

There are no affected neighborhood organizations within the notification distance of the subject site. Property owners within 100 feet of the subject site were notified as required (see attachments). Staff is not aware of any opposition to the request.

IV. CONCLUSION

The request is for a zoning map amendment (zone change) for an approximately 4-acre site described as all or a portion of Tract B Plat of Tracts A, B, C, D & E Airport Technical Center, located at 1611 Airtech Ct. SE, west of University Blvd. SE, south of Aircraft Rd. SE and north of Clark Carr Rd. SE (the “subject site”).

The subject site is vacant and located in an Area of Change. It is not located within an Activity Center but is within the University Blvd. Multi-Modal Corridor. The applicant wants to change the subject site’s zoning from NR-GM (Non-Residential General Manufacturing) to NR-LM (Non-Residential Light Manufacturing) Zone District to facilitate future development of an event center.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would clearly facilitate implementation of applicable Goals and policies.

There are no affected neighborhood organizations within the notification distance of the subject property. Property owners within 100 feet of the subject site were also notified as required. Staff is not aware of any opposition as of this writing.

Staff recommends approval.

FINDINGS - RZ-2023-00016, June 15, 2023- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 4-acre site legally described as all or a portion of Tract B Plat of Tracts A, B, C, D & E Airport Technical Center, located at 1611 Airtech Ct. SE, west of University Blvd. SE, south of Aircraft Rd. SE and north of Clark Carr Rd. SE (the “subject site”). (the “subject site”).
2. The subject site is zoned NR-GM (Non-Residential – Light Manufacturing Zone District) and is vacant. The applicant is requesting a zone change to NR-LM (Mixed Use-High Intensity Zone District) to facilitate redevelopment of the subject site into an event center.
3. The subject site is in an area that the Comprehensive Plan designated an Area of Change, and is located in the Near Heights Community Planning Area (CPA).
4. The subject site is along the University Blvd. Multi-Modal Corridor. It is not located in a designated Activity Center.
5. The subject site is located within the Air Space Protection Sub-area and Airport Noise Contour Sub-area 65LdN of the Airport Overlay Zone (APO) 3-3, per IDO 14-16-3-3.
6. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
7. The request clearly facilitates the following Goals and Policies regarding Complete Communities and Efficient Development patterns from Comprehensive Plan Chapter 5: Land Use:
 - A. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.
 - B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would facilitate the future development of the subject site under the NR-LM zone, which would allow an event center. Because the APO restrictions on noise and glare reduce the full development of industrial uses that would otherwise be allowed under NR-GM zoning, the development capacity of the subject site with current zoning is limited. Uses such as an event center are more compatible with the airport-related, light manufacturing, and nearby hotel uses, and could help stimulate development of other vacant lands in the area.

- C. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so redevelopment possible by the request would generally promote efficient development patterns and use of land.

- D. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth in this area.

8. The request clearly facilitates implementation of the following, additional policies and sub-policies regarding City Development Areas from Comprehensive Plan Chapter 5: Land Use:

- A. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

- B. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct more growth to the subject site, which is within an Area of Change and outside of Centers, but is located along a Multi-Modal Corridor.

9. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3) Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: The proposed zone change clearly facilitates implementation of the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers (and does not significantly conflict with) a preponderance of applicable Comprehensive Plan Goals and Policies. In the case of a spot zone, the bar is the higher "clearly facilitates" test (see Criterion H). The applicant's policy analysis demonstrates that the request clearly facilitates implementation of applicable Comprehensive Plan Goals and Policies and, therefore, is consistent with the City's health, safety, morals and general welfare.

- B. Criterion B: This criterion does not apply because the subject site is located wholly in an Area of Change.

- C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-

based analysis (see response to Criterion A) demonstrates that the request would clearly facilitate implementation of a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.

- D. Criterion D: The applicant stated that the NR-LM zoning does not have any harmful uses compared to the existing NR-GM zoning. They compared harmful uses within the existing NR-GM zoning and the proposed NR-LM zoning and discussed how the harmful uses would be mitigated through the APO standards and IDO's use specific standards.
- E. Criterion E: The subject site is an infill site in the Near Heights CPA, which is adequately served by infrastructure. Therefore, it meets criterion E.1.
- F. Criterion F: The subject site is located on University Blvd. SE, classified as an Urban Minor Arterial. Though this location factors into the applicant's policy analysis, the applicant is not completely basing their justification for the request upon the subject site's location on a major street.
- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.
- H. Criterion H: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. NR-GM zoning surrounds the subject site to the north, west and south. NR-SU zoning is to the east of the subject site, across University Blvd. SE.

As required, the applicant responded to one of the three sub-criteria. Although it would be a spot zone, the applicant responded that NR-LM zoning would provide a transition of land uses between the golf course west of the site, the NR-SU zoning (airport parking lot) east of the site, and other light manufacturing uses north and south of the subject site.

The applicant acknowledges that the request would create a spot zone, but explains that it would be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

- 10. The applicant's policy-based response adequately demonstrates that the request clearly facilitates a preponderance of applicable Goals and policies regarding complete communities, efficient development patterns, and city development areas and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.
- 11. There are no affected neighborhood organizations in the notification distance buffer surrounding the subject site. Property owners within 100 feet of the subject site were notified as required.
- 12. As of this writing, Staff is unaware of any opposition.

RECOMMENDATION - RZ-2023-00016, June 15, 2023

APPROVAL of Project #: PR-2023-008612, Case #: RZ-2023-00016, a zone change from NR-GM to NR-LM, for all or a portion of for an approximately 4-acre site legally described as Tract B Plat of Tracts A, B, C, D, & E Airport Technical Center, located at 1611 Airtech Ct. SE, west of University Blvd. SE, south of Aircraft Rd. SE and north of Clark Carr Rd. SE (the “subject site”), based on the preceding Findings.

Robert Messenger

***Robert Messenger, AICP
Current Planner***

Notice of Decision cc list:

Modulus Architects and Land Use Consulting, Regina Okoye, rokoye@modulusarchitects.com

Querque, LLC, Mark Schnippel, markschnippel@cox.net

Querque, LLC, Carl Unger, carl@irgllc.vegas

Legal, dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

PR- 2023-008612, RZ-2023-00016

Zoning Map Amendment

- *Transportation has no objection to the Zoning Map Amendment for this item.*

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

Project # PR-2023-008612

RZ-2023-00016– Zoning Map Amendment
(Zone Change)

1. No objections to zone map amendment.
2. For informational purposes only:
 - 2a. A request for availability will be required to understand conditions of water/sewer service for the proposed Event Center.
 - 2b. Requests can be made at the following

Modulus Architects & Land Use Planning, agent for QUERQUE LLC, requests a zoning map amendment from NR-LM to NR-GM, for all or a portion of tract B, Airport Technical Center, located at 1611 Airtech Ct. SE, between University Blvd., and Airtech Ct., approximately 3.6756 (N-15-Z)
Staff Planner: Robert Messenger

link: <https://www.abcwua.org/info-for-builders-availability-statements/>

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Project # PR-2023-008612 RZ-2023-00016– Zoning Map Amendment (Zone Change) ---- Should the zone map amendment be approved, a site plan approved for access(egress and ingress to the trash enclosure) by the Solid Waste Department will be required.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

Public Works Division, Transportation Planning

Project # PR-2023-008612
RZ-2023-00016– Zoning Map Amendment (Zone Change)

COMMENTS:

No adverse comment. No nearby BC roads or intersections.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

**Project # PR-2023-008612 Tract B, Airport Technical N-15
Center, located at 1611 Airtech
Ct. SE, between University
Blvd., and Airtech Ct**

RZ-2023-00016– Zoning Map Amendment (Zone Change) • No adverse comments to the zone change. This site has an existing storm drain facility crossing the lot which must be addressed at the time of grading and drainage plan submittal.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2023-008612

- a. EPC Description: RZ-2023-00016, Zoning Map Amendment (Zone Change).
- b. Site Information: Airport Technical Center, Tract B.
- c. Site Location: Located at 1611 Airtech Ct. SE, between University Blvd. and Airtech Ct.
- d. Request Description: Rezone from NR-GM (Non-Residential General Manufacturing) to NM-LM (Non-Residential Light Manufacturing).
- e. No comment.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

PR-2023-008612

MRMPO has no adverse comment. For informational purposes:

- University Blvd is functionally classified as a Minor Arterial.
- An existing bike lane is identified on University Blvd in the Long Range Bikeway System (LRBS).
- University Blvd is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.
- The MTP identifies the Sunport Commerce Center as an Opportunity Center which is defined as, "Growing center or one that is currently underutilized. Opportunity to become a regional mixed-use destination."

Appendix G of the MTP recommends the following as it relates to the subject property:

- Require that newly developing areas have a well-connected multi-modal transportation network for internal circulation.
- Use roadway designs that prioritize safety for all modes, and in particular the most vulnerable mode, pedestrian travel.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO



Figure 1: Looking W at subject site, 1611 Airtech Ct. SE



Figure 2: Looking N at subject site. A light manufacturing use is north of the site, along University Blvd. SE.



Figure 3: Looking E from Subject Site to airport rental car parking lot.



Figure 3: Looking NW from Subject Site to UNM South Golf Course.



Figure 4: Posted sign off Airtech Ct. SE.



Figure 5: Posted sign off University Blvd. SE.

ZONING

Please refer to IDO Section 14-16-2-5(C) for the NR-LM Zone
District and 14-16-2-5(D) for the NR-GM Zone District

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: QUERQUE LLC		Phone:
Address: 8716 SPANISH RIDGE AVE SUITE 110		Email:
City: LAS VEGAS	State: NV	Zip: 89148-1396
Professional/Agent (if any): Modulus Architects & Land Use Planning		Phone: 505.338.1499 (Ext. 1003)
Address: 100 Sun Ave NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent		List all owners: QUERQUE LLC

BRIEF DESCRIPTION OF REQUEST

This Zone Map Amendment request seeks to re-zone the subject property from Non-residential General Manufacturing Zone District (NR-GM) to Non-residential Light Manufacturing Zone District (NR-LM).

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: B	Block:	Unit:
Subdivision/Addition: AIRPORT TECHNICAL CENTER	MRGCD Map No.:	UPC Code: 101505429732310232
Zone Atlas Page(s):	Existing Zoning: NR-LM	Proposed Zoning: NR-GM
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 3.6756

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **1611 AIRTECH CT SE** Between: **UNIVERSITY BLVD SE** and: **Airtech Ct**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1004977

Signature: <i>Regina Okoye</i>	Date: 5/4/2023
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____

N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Letter of authorization from the property owner if application is submitted by an agent

Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)

Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

___ Plan, or part of plan, to be amended with changes noted and marked

___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

___ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked

___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable

Required notices with content per IDO Section 14-16-6-4(K)(6)

Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

N/A Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Sign Posting Agreement

ANNEXATION OF LAND

___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*

___ Petition for Annexation Form and necessary attachments

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)

___ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: *Regina Okoye*

Date: 5/4/2023

Printed Name: Regina Okoye

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST –
1611 AIRTECH CT SE, ALBUQUERQUE NM, 87106**

To Whom It May Concern,

QUERQUE LLC, hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the 1611 Airtech CT SE, Albuquerque NM, 87106 and legally described as:

TR B PLAT OF TRACTS A, B, C, D & E AIRPORT TECHNICAL CENTERCONT 3.6756 AC

This authorization is valid until further written notice from QUERQUE LLC or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission. The request to the EPC is as followed:

A Zone Map amendment from Non-residential General Manufacturing Zone District (NR-GM) to Non-residential Light Manufacturing Zone District (NR-LM) to facilitate the development of an event center.

Should you have any questions please contact Carl Unger (702) 595-5000 / carl@irgllc.vegas, or me at (702) 592-3364 markschnippel@cox.net.

Sincerely,



Mark Schnippel, President of Tioga Inc., Manager of QUERQUE LLC
8716 SPANISH RIDGE AVE SUITE 110
LAS VEGAS NV 89148-1396



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Event Center Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: N-15-Z DRB#: 1004977 EPC#: _____ Work Order#: _____
Legal Description: TR B PLAT OF TRACTS A, B, C, D & E AIRPORT TECHNICAL CENTERCONT 3.6756 AC
City Address: 1611 Airtech CT SE, Albuquerque NM, 87106

Applicant: Modulus Architects Contact: _____
Address: 100 Sun Ave Suite 600, Albuquerque NM 87109
Phone#: 505-338-1499 Fax#: _____ E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-GM/NR-LM

Project Type: New: () Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: ()

Describe development and Uses:

Zone Map Amendment from NR-GM to NR-LM zone district.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): Not at this time

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed: Street Name UNIVERSITY BLVD SE Posted Speed 40 MPH
Street Name AIRTECH CT SE Posted Speed not listed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

UNIVERSITY BLVD SE- urban minor arterial

Comprehensive Plan Corridor Designation/Functional Classification: AIRTECH CT SE - local urban streets
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: University - 5300 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Bus Route 222 Nearest Transit Stop(s): n/a

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Current along University
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Currently along University

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No Borderline []

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes: When the property is developed traffic scoping shall be reevaluated.

M.P. P.E.

4/24/2023

TRAFFIC ENGINEER

DATE



Submittal

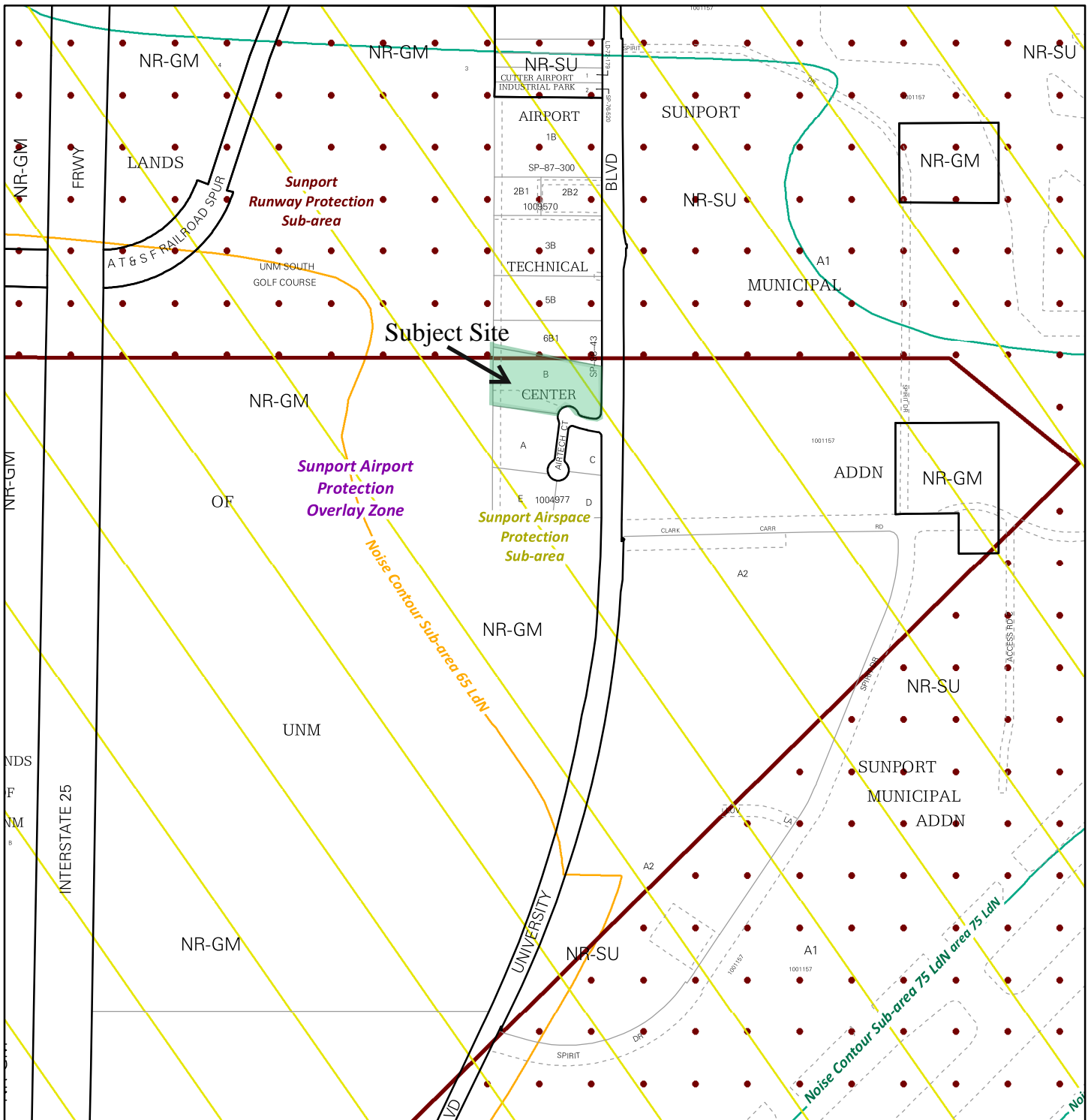
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

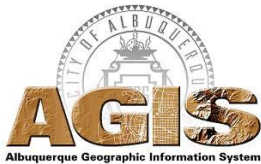
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

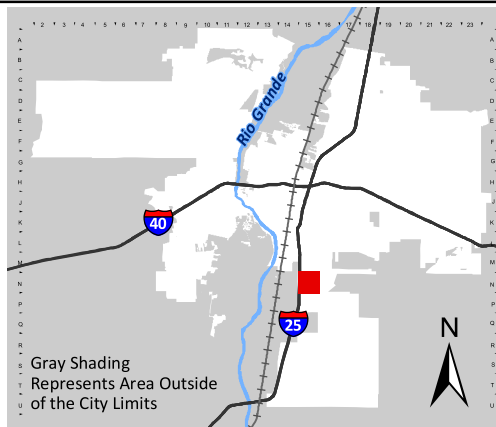


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

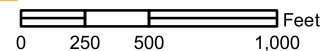


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
N-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Regina Okoye

From: Ashlea Stewart
Sent: Thursday, April 20, 2023 10:46 AM
To: Regina Okoye
Subject: FW: AIRTECH CT SE Neighborhood Meeting Inquiry Sheet Submission
Attachments: N-15-Z.pdf

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, April 20, 2023 10:43 AM
To: Ashlea Stewart <astewart@modulusarchitects.com>
Subject: AIRTECH CT SE Neighborhood Meeting Inquiry Sheet Submission

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

As of Thursday, April 20, 2023, there are **NO** neighborhood associations/coalitions to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, April 20, 2023 8:37 AM

To: Office of Neighborhood Coordination <astewart@modulusarchitects.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Ashlea Stewart

Telephone Number

5053381499

Email Address

astewart@modulusarchitects.com

Company Name

Modulus Architects Inc

Company Address

100 Sun Ave NE, Suite 600

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

UPC: 101505429732310232

Owner: QUERQUE LLC

Situs Address: AIRTECH CT SE ALBUQUERQUE 87106

Legal Description: TR B PLAT OF TRACTS A, B, C, D & E AIRPORT TECHNICAL CENTERCONT 3.6756 AC

Acres: 3.6756

Physical address of subject site:

AIRTECH CT SE ALBUQUERQUE 87106

Subject site cross streets:

University Blvd SE & Airtech Ct

Other subject site identifiers:

This site is located on the following zone atlas page:

N-15-Z

Captcha

x



Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

June 4, 2023

**RE: ZONE MAP AMENDMENT – EPC
1611 AIRTECH CT SE, ALBUQUERQUE, NEW MEXICO 87106**

**LEGAL DESCRIPTION: TR B PLAT OF TRACTS A, B, C, D & E AIRPORT TECHNICAL CENTERCONT
3.6756 AC**

Dear Mr. Chairman,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as “Agent” for the purpose of this request, represents QUERQUE LLC, hereafter referred to as the “Property Owner.” The agent is requesting approval of a Zone Map Amendment for the parcel legally described above. The parcel (the “subject site”), is +/- 3.7 acres in size, zoned Non-Residential General Manufacturing (NR-GM) and is located at the NWC of University Blvd. SE and Airtech. The purpose of this letter is to provide the very pertinent background, policy analysis and justification for the proposed Zone Map Amendment request. The site is currently vacant and undeveloped.

Figure 1. Subject Site (Highlighted in Blue)





PROPOSAL

This Zone Map Amendment request seeks to re-zone the subject property from NR-GM to Non-Residential Light Manufacturing Zone District (NR-LM). This request will permit the vacant site to develop into an Event Center. The Event Center will be a local family-owned business. The inspiration came from the future Owner looking for a wedding venue here in Albuquerque, NM and realizing that there was a void in upscale, elegant venues. They want to bring a unique venue for special events, focusing on weddings, sweet 16's and quinceañeras. They want to provide an elegant and tastefulness crafted with state-of-the-art lighting and sound systems, top-notch service with talented and experienced staff for the best experience for all guests. Lastly, they want to stand out with their superb amenities with exquisite dining and libations.

A conceptual rendering of what the proposed use could look like has been provided below. This visual is for conceptual purposes only and is not intended to represent the official site plan for the property. The subject site is currently vacant, underutilized and effected by dumping.

The NR-LM zone would allow the site to be developed with an Event Center use that could help to mitigate some of the issues affecting the site and would bring new permanent fulltime jobs to Albuquerque's South side.

The NR-LM zone district is more in line with developing the vacant site than the current NR-GM zoning and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies (*in italics*) and are furthered by the proposed zone change (**in bold**) noted in the "Policy Analysis" portion of this letter.

Figure 2: Conceptual Rendering of Event Center Concept





SUBJECT SITE BACKGROUND

This site is within an area of change, within the boundary of the University Blvd. Multi-modal Corridor and within the Near Heights Community Planning Area. The site is along an Urban Minor Arterial (University Blvd.) and long a Local Urban Street (Airtech Ct). The vacant site is within Airport Protection Overlay Zone (3-3). The subject site is also located within the following sub-areas: Air Space Protection Sub-area, Noise Contour Sub-area 65 LdN and Runway Protection Sub-area.

There are no prior approvals or site plan that control this site. The prior project number tied to this site is Project Number: 1004977, a DRB request for a platting action. Future development will be in line with IDO, DPM and other city regulations.

ZONING

The subject site is zoned NR-GM (IDO 14- 16-2-5(D)), which was assigned upon adoption of the IDO as a conversion from the former M-2 (Light Manufacturing) zoning. The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from Residential and Mixed-Use areas and less intense, lighter impact businesses.

The request is to change the subject site's zoning to NR-LM (IDO 14- 16-2-5(C)). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-Use zone districts from the traffic, noise, and other impacts of those uses.

The NR-LM zone district is more in line with the area, overlay zone and the subareas that this site is within. The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) which protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators. The NR-GM is meant for uses that contain noise and glare. The overlay zone and subareas clearly outline a plethora of restrictions for noise and glare. This is because the proximity to the airport and the safety for the flyers. By down zoning to NR-LM, this will be more in line with the purpose of the overlay zone and will provide the additional protections for the airport and surrounding agencies. The definition and purpose of the NR-LM zone district would be more in line with the community and the overlay zone. This community is characterized as a non-residential residential zonings and uses. The proposed zoning and associated permissive uses are appropriate for this location.

PROPOSED USES

The NR-LM zone will allow for the facilitation of an Event Center. These use is defined as the following within the Integrated Development Ordinance (IDO):

- **Event Facility:** A publicly or privately owned building devoted to the assembly of people for social, professional, or recreational activities such as meetings, weddings, or conferences.

LAND USE CONTEXT

The surrounding area, as shown below, contains largely vacant lands, the airport and a golf course.

Table 1: Surrounding Zoning & Land Use

SITE	IDO ZONING	LAND USE
SUBJECT SITE	NR-GM	Vacant
NORTH	NR-GM, NR-SU	Vacant, Airport, Golf Course
EAST	NR-SU	Airport
SOUTH	NR-GM, NR-SU	Vacant, Airport, Golf Course, Community Service
WEST	NR-GM	Golf Course

Figure 3: Existing Zoning for Site and Surrounding Community

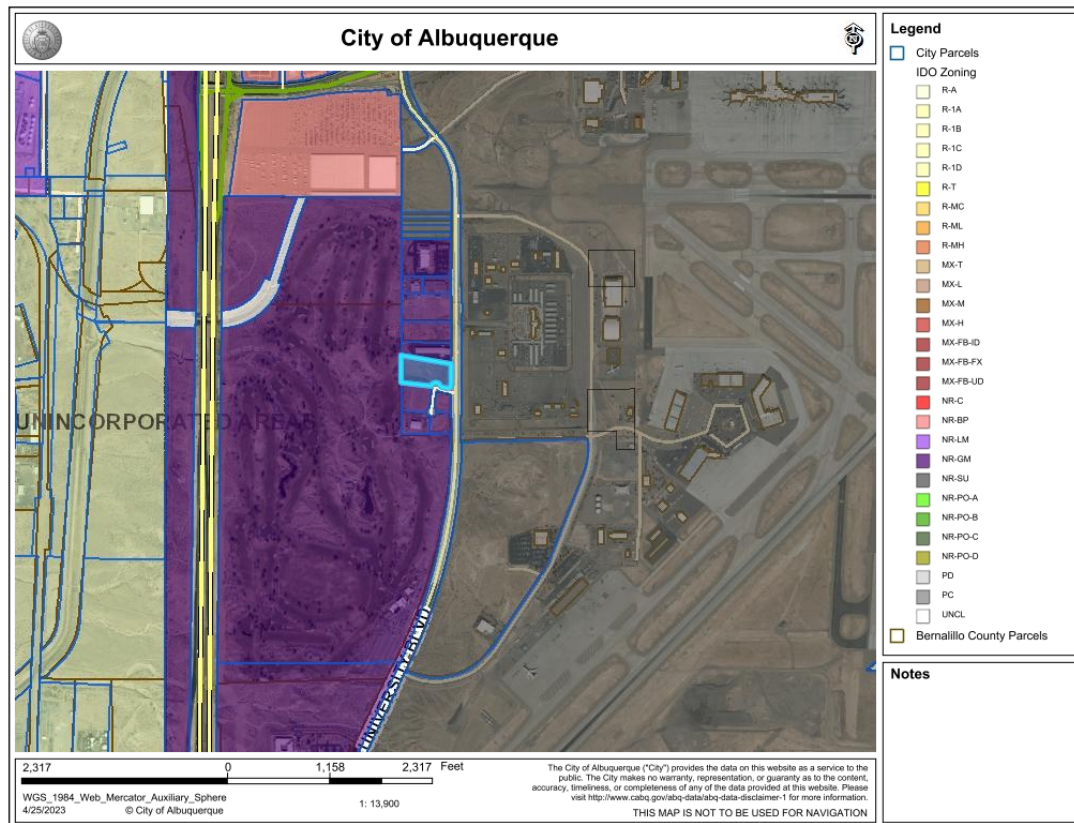


Figure 4: Existing Land Use for Site and Surrounding Community

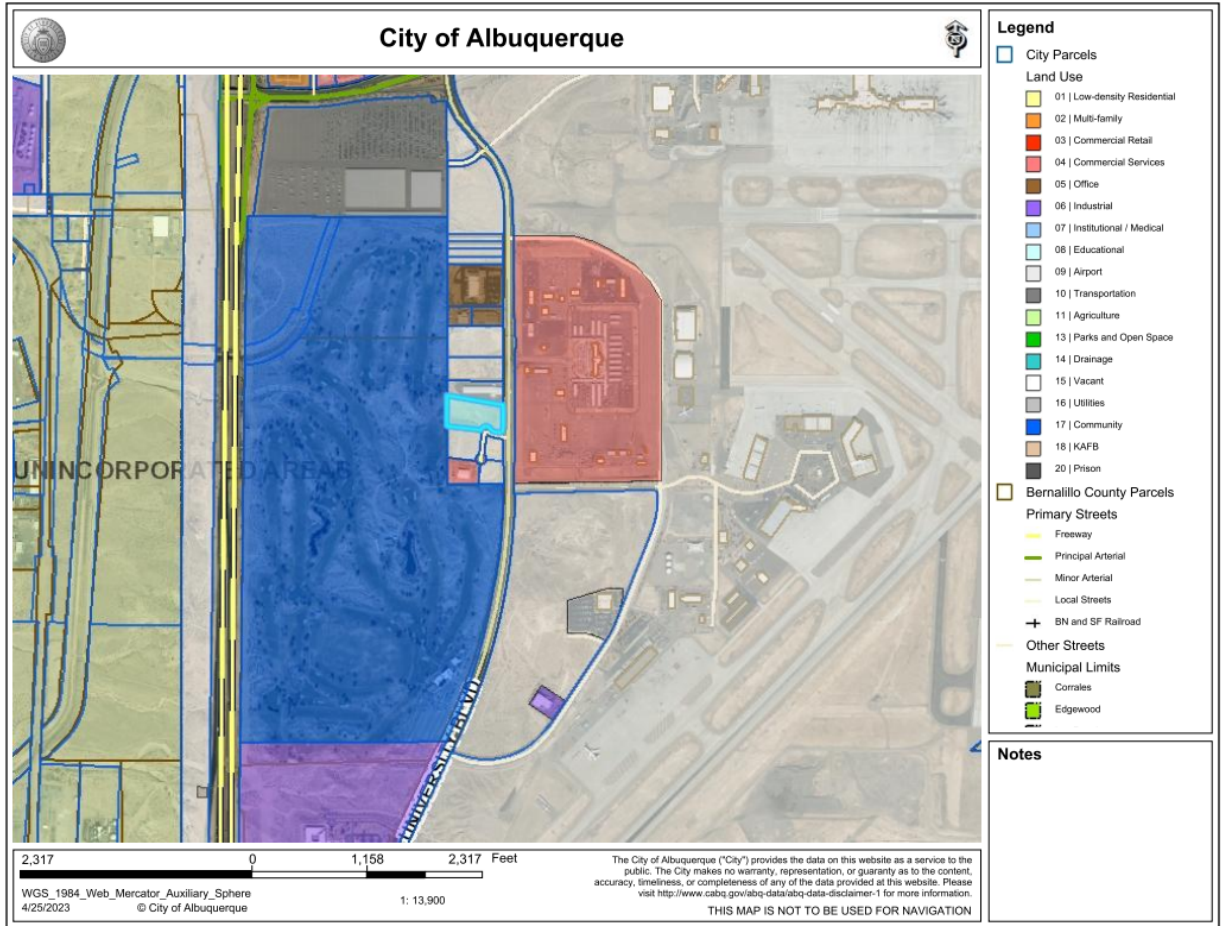


Figure 5: Subject Site Undeveloped Land (North View)



Figure 6: Subject Site Undeveloped Land (West View)



POLICY ANALYSIS

6-7(G) ZONING MAP AMENDMENT – EPC

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Response:

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Below is the in-depth analysis of the applicable Goals and Policies:

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

CHAPTER 4: CHARACTER

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of a community.



Response:

The request furthers this goal and policy of encouraging quality development that is consistent with the character of this community. A community that has a desire for more job creation and development. This will be done by allowing for the zone change and allowing for the permissive commercial uses that support job creation and facilitate development of the vacant land. This request furthers Goal 4.1 and Policy 4.1.1.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Response:

This request furthers Policy 4.1.2 because the proposed zone change will protect the identity and cohesiveness of the neighborhoods. The NR-LM zone district is more in line with the area, overlay zone and the subareas that this site is within. The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators. The NR-GM is meant for uses that contain noise and glare. The overlay zone and subareas clearly outline a plethora of restrictions for noise and glare. This is because the proximity to the airport and the safety for the flyers. By down zoning to NR-LM this will be more in line with the vision of the overlay zone and will provide the additional protections for the airport and surrounding agencies. This request furthers Policy 4.1.2.

Goal 4.3 City Community Planning Area

Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

Response:

This request for a Zone Map Amendment with further this Goal because NR-LM zoning allows for a wider array of developments for the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protection to allow the site to develop with identity of the existing community. They will also keep future developments consistent, while protecting the surrounding community. The NR-LM zone protects the community more than the existing NR-GM. The NR-LM zone district is more in line with the area, overlay zone and the subareas that this site is within. The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply



with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators. The NR-GM is meant for uses which contain noise and glare. The overlay zone and subareas clearly outline a plethora of restrictions for noise and glare. This is because the proximity to the airport and the safety for the flyers. By down zoning to NR-LM, this will be more in line with the vision of the overlay zone and will provide the additional protections for the airport and surrounding agencies. The request furthers Goal 4.3.

CHAPTER 5: LAND USE

GOAL 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

Response:

This request will allow for a mixture of non-residential and commercial uses that will help create a healthy, sustainable and distinct community in an area of change because the characteristics of the community will be maintained. The characteristic of the community is a mixture of commercial and non-residential uses. The requested zoning will have newly permissive uses that will be comparable to the immediate surrounding developments. The uses that will become permissive on site will be conveniently accessible from the surrounding neighborhood as there is a main street (University Blvd.) that abuts the subject site. The main road allows for the site to be accessible to the surrounding neighborhoods. Airtech feeds into the subject sites' main abutting road creating accessibility to the subject site. The NR-LM zoning will facilitate development in a form that is scaled appropriate for the neighborhoods because of the IDO dimensional standards tied to the zone. The permissive use viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Policy 5.2.1.

POLICY 5.2.1 (n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Response:

This request furthers Policy 5.2.1 (n) because the subject site is currently vacant and under-utilized. The approval of this request will allow for future development in an Event Center in a clear and precise manner. This request will help promote future development of this site under the NR-LM zone district. This request furthers Policy 5.2.1 (n).

POLICY 5.2.1 (h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. [ABC]

Response:

The permissive uses under the NR-LM zone district will be complementary to the existing uses in the community (hotel, airport, medical manufacturing facility, and film studios uses nearby). This request will allow for an opportunity to develop an Event Center in an area that has a desire for the proposed use. Future development of this site will facilitate further development in the area, use the existing multi-modal corridor, and the use of existing infrastructure and public amenities within an Area of Change. The event center also has the potential to support future residential and commercial development of Mesa del Sol.

GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Response:

This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The subject site is adjacent to existing non-residential developments; therefore, the requested NR-LM zone and the newly permissive uses will maximize an efficient, development pattern of commercial uses, supporting the public good. This request furthers Goal 5.3.

POLICY 5.3.2

Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities. [ABC]

Response:

This request furthers Policy 5.3.2 by allowing for development in an area where there is existing infrastructure and public facilities that will fully support the development. The site is not located at the urban fringe furthering Policy 5.3.2.

GOAL 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Response:

This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and allow for moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses to this corridor where change is encouraged and non-residential uses are desired. The proposed zone change and newly permissive uses will encourage growth and future development in an area with adequate infrastructure. The development of this site will provide employment and additional non-residential opportunities in the area. The characteristic of the community is a mixture of commercial and non-residential uses. The site is adjacent to an Area of Consistency and this amendment will reinforce the character and intensity of the surrounding area because the provisions that are set in place in both the IDO and the DPM. The IDO and the DPM will minimize potential negative impacts to the existing Areas of Consistency by creating a buffer and/or transition. This request is also less intense than the existing NR-GM zone uses which will further protect the adjacent community. This request furthers Goal 5.6.



POLICY 5.6.2

(b): Encourage development that expands employment opportunities.

Response:

This request will encourage development that expands employment opportunities because the development of this site will create jobs within an existing area with a mix of non-residential uses and community services. The designation of the NR-LM zoning will allow for the site to develop, while expanding employment opportunities in this area of change. The site has stayed undeveloped under the existing NR-GM zoning designation. This request will facilitate the development of an Event Center allowing for more services in the community and the city as whole. This request furthers Policy 5.6.2.

g) Encourage development where adequate infrastructure and community services exists.

Response:

This request will encourage development where adequate infrastructure and community services (golf course) exists because the development of this vacant site will be a new development project that has all the necessary infrastructure to support the new uses. This request furthers Policy 5.6.2 (g).

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing. [A]

Response: This request will serve as a transition between Areas of Change and Areas of consistency. This site is an appropriate transition to facilitate this policy particularly because there is no abutting single family development to the subject site in any direction. Development on the subject site under the NR-LM zone district would be subject to IDO requirements including, the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). The overlay zone will also restrict building height and massing. The request for NR-LM zoning will facilitate an appropriate transition of zoning; encouraging vitality along a corridor and in the airport overlay zone and subareas. This request futhers Policy 5.6.4.

CHAPTER 8: ECONOMIC DEVELOPMENT

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Response: This request will help to create places where business and talent will stay and thrive because the NR-LM zone will help to facilitate the potential development of a currently vacant lot. The development of the subject site will result in a large investment into the area that can attract more potential businesses to the area. The re-zoning and future development of this site will allow new and existing businesses to stay and thrive and could provide for more new jobs if this zone change were to be approved. This request furthers Policy 8.1.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development, intensities, densities, uses, and building scales to encourage economic development opportunities.

Response: This request fosters a range of different development intensities and uses to encourage economic development opportunities by expanding commercial, retail, and non-residential uses to create more jobs. This request furthers Policy 8.1.1.

Goal 8.2 Entrepreneurship Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development.

Response: The property owner will be bringing a new privately owned Event Center to Albuquerque, choosing to make this City its new home and bringing with it, new jobs and community involvement. This zone change will allow them to develop a new facility allowing their business to grow and expand their opportunities and presence in the community. This request furthers Policy 8.2.1.

As demonstrated in the policy narrative above, the proposed zone change would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-7(G)(3) Review and Decision Criteria, Continued

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

The subject property is not located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended). As a result, the above criterion is not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.



2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

The subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions, development density and intensity and connectivity as a designation for employment and services.

The NR-GM is a most intense zone districts and with this request we will be down-zoning the site. Which in turn will add additional layers of protection to the community as a whole. Below is a table (Table 2. Side-by-Side Analysis of Permissive Uses) that shows the new permissive uses that are allowed under the NR-LM zone. The comparison shows how the NR-LM will be more advantageous to community. The permissive uses under the NR-LM zone district will be complementary to the existing uses in the community (hotel, airport, medical manufacturing facility, and film studios uses nearby). This request will allow for an opportunity to develop an Event Center in an area that has a desire for the proposed use. Future development of this site with facilitated further development in the area, use the existing multi-modal corridor, and the use of existing infrastructure and public amenities within an Area of Change. The event center also has the potential to support future residential and commercial development of Mesa del Sol.

- 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response:

The requested zoning does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community. The permissive uses between the NR-GM zoning designation and the NR-LM zoning designation have similar uses. NR-LM allows for an event facility as a permissive use. It will allow for additional uses to become permissive on site but will not be harmful to the community. Additionally, the NR-LM zone is more advantageous to job creation as it allows for the facilitation of the proposed use whereas NR-GM inhibits the use as permissive. For discussion, provided below is a side-by-side analysis of the new permissive uses under the NR-LM zoning district.



Table 2. Side-by-Side Analysis of Permissive Uses

IDO Use	NR-GM	NR-LM	Related IDO Development Standards That May Apply (Specific Use Standards 16-16-4-3)
Sports Field	Conditional	Permissive	
Night Club	Not Permissive	Permissive	4-3(D)(8)
Health Club or gym	Permissive Accessory	Permissive	4-3(D)(9)
Mobile food truck court	Conditional Primary	Permissive	4-3(D)(10)
Bank	Conditional if Structure Vacant for 5 years or more	Permissive	4-3(D)(23)
Club or event facility	Conditional if Structure Vacant for 5 years or more	Permissive	4-3(D)(24)
Other outdoor entertainment	Permissive Accessory	Permissive	4-3(D)(32)
Art gallery	Permissive Accessory	Permissive	4-3(D)(33)
Building and home improvement materials store	Conditional Primary	Permissive	4-3(D)(34)

This a down-zone request and will no longer allow for the following harmful uses to be permissive: Heavy Manufacturing, above-ground storage of fuels or feed, Salvage yard. The listed uses in the table above are newly permissive uses that are not permissive uses in the NR-GM zone district. There are no permissive uses that could be construed as having possible harmful impacts to adjacent properties, the neighborhood, or the community, since the surrounding properties are non-residential uses. The Use Specific Standards associated with these uses will help mitigate any potential harmful impacts that are unforeseen, though none are expected. The NR-LM zone allows for moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses and has less impactful uses than the existing NR-GM zone.

The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from Residential and Mixed-Use areas and less intense, lighter impact businesses. The purpose of the NR- LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-Use zone districts from the traffic, noise, and other impacts of those uses. The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) which protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators. The NR-LM zone district is more in line with the area, overlay zone and the subareas that this site is within. The NR-GM is meant for uses that contain noise and glare that the ovelay zone prohibits because the proximity to the airport and the safety of aircraft operators.

The overlay zone also restricts many harmful uses that are permissive in the NR-GM zone district. By down zoning to NR-LM, this will be more in line with the purpose of the overlay zone and will provide the additional protections for the airport and surrounding agencies. The definition and purpose of the NR-LM zone district would be more in line with the community and the overlay zone.

Future development of this property and the proposed uses will have to go through an approval process with the City of Albuquerque and other affected agencies (Kirkland AFB, Aviation Department) to ensure it complies with IDO and the DPM. Development on the subject site under the NR-LM zone district would be subject to IDO requirements including, the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures.

The approval of this request will not cause any adverse effects on the surrounding community, rather, they will bring life to this vacant site and provide community/city necessities and employment opportunities.

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Response:

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but it not limited to water, sewer, roadways, sidewalks, bike path and storm facilities. As a result, the development does not require major or new city service expansion.

However, it is fully understood that development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of the development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Improvements Agreement process with the City of Albuquerque.

- 6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Response:

The justification provided herein is not based on the property's location along an arterial street (University Blvd) but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative. The policy analysis revealed that this



request is consistent with the health, safety, and general welfare of the City. The current zoning request is to allow for future NR-LM uses. Future development permissible by the NR-LM zone will further multiple goals and policies of the Comprehensive Plan, will serve as an excellent development opportunity and will be in line with the surrounding community. This zone change seeks to facilitate the development of an Event Center. While the location of the property is not the main reason for providing justification for commercial zoning, it does provide rationale for why this site is suitable for the proposed NR-LM zoning and associated use. Access and connectivity are important considerations for commercial development.

This request will encourage development of this large vacant site and will be a great project that will support the public good. This location would be a viable place for the proposed use to stay, expand, and thrive. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.

6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Response:

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies of the ABC Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The subject site under NR-LM will allow for growth within established corridors, encourage development that broadens service options to meet a range of life events, and support additional growth in areas with existing infrastructure and public facilities. This request also has the possibility of efficiently upgrading public infrastructure while also upgrading the community as a whole.

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Response:

The Zone Map Amendment does apply a zone different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone"). The requested NR-LM zoning will clearly



facilitate implementation of the ABC Comp Plan as amended. This is because many of the ABC Comp Plan Goals and Policies have been furthered as articulated in the “Policy Analysis” section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions. The request qualifies under criteria (1) in that the site can function as a transition between the adjacent zone districts. It qualifies because the surrounding area is a mixture of non-residential zone districts/uses and the NR-LM zone is an appropriate transition between the NR-SU zone and NR-GM zone. The NR-LM zone will protect the airport use to the east of the subject site (NR-SU) in a greater way than the existing NR-GM zone does. The permissive uses under the NR-LM zone have greater limitations and are not considered harmful unlike the NR-GM zoning. The NR-LM zoning designation will also limit the impacts of noise and glare on the site, being in line with the purpose of the overlay zone. This in turn will benefit the surrounding community functioning as a transition between adjacent zone districts. The NR-GM zoning allows for more intense commercial uses as opposed to the NR-LM zoning, which contains permissive commercial uses that will be less harmful to the surrounding community.

It is more appropriate for moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses to develop on a site where additional non-residential uses are desired. This Zone Map Amendment will fall in line with its surrounding area allowing the request to support additional growth in an Area of Change with existing infrastructure and where growth is desired. According to the ABC Comp Plan, developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The proposed zone map amendment will encourage growth and high-quality development in accordance with this policy in a Multi-modal Corridor in an area with adequate infrastructure. The subject site is vacant, and this site is being under-utilized. This site is in a highly accessible area and should be developed to its full potential. The ABC Comp Plan highlights that there needs to be change in order to direct growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this request, it will further the ABC Comp Plan’s vision on changing and utilizing existing vacant site. The development of this land will be compatible in scale and character with the surrounding uses.

In addition, criterion one (1) is furthered because the subject site is in an area of Change as identified in the Comp Plan, however, the land to the north, east, south and west are Areas of Consistency, growth and development should be focused in Areas of Change (subject site) with existing infrastructure. The Zone Map request will serve as a zoning transition between disparate uses or changes in development intensity between Areas of Change and Areas of Consistency. This site is an appropriate transition to facilitate this policy particularly because there is no abutting single family development to the subject site in any direction.

The request for NR-LM zoning will facilitate an appropriate transition of zoning; encouraging vitality along a corridor and in the airport overlay zone and subareas.



Approving this zone change to allow for the future development of an Event Center will bringing more jobs and community services to the area. The future use will be compatible with the surrounding uses. The proposed zoning has less intense permissive commercial uses, as a result, decreasing the negative impacts on the surrounding community. This zone change will be beneficial to the surrounding area.

CONCLUSION

This request is for a Zone Map Amendment (Zone Change) for approximately +/-3.7-acre property. The subject site is located within a multi-modal corridor (University Blvd), the Airport Protection Overlay Zone, Noise Contour Sub-area 65 LdN, Runway Protection Sub-area, Area of Change and includes a mix of community uses, commercial uses, and airport use. Surrounding the site are NR-GM, NR-SU and NR-BP zone districts. There are some NR-LM zoned properties to the north of this site, although not adjacent. The current zoning request, if approved, will facilitate future development of an Event Center under the NR-LM zone district. Future development permissive by the NR-LM zone will further multiple Goals and Policies of the ABC Comprehensive Plan and will serve as an excellent development opportunity.

The future development of the site will be subject under the NR-LM zone district would be subject to IDO requirements including, the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures.

There were no neighborhood associations to notify according to the office of Neighborhood Associations. The approval of this request for a Zone Map Amendment to the NR-LM zone district for the subject property will ensure that this site remains a viable project, primed for development. The development with the proposed uses will upgrade the site for the surrounding community, while bringing in additional needed services with the City as a whole.

Additionally, future development of this property and the proposed uses will have to go through an approval process with the City of Albuquerque and other affected agencies (Kirkland AFB, Aviation Department) to ensure it complies with IDO and the DPM. It will also insure that the uses will comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards. This request will not have any negative effects on the surrounding community or its' residents. This request will facilitate the development of an Event Center that will benefit the community.

The agent and applicant respectfully request that the EPC support this Zone Map Amendment with an approval.



Sincerely,

Regina Okoye
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1003
Email: rokoye@modulusarchitects.com



STAFF INFORMATION

May 25, 2023

TO: Modulus Architects & Land Use Planning, Inc.
FROM: Robert Messenger, AICP, Planner
City of Albuquerque Planning Department
TEL: (505) 924-3837
RE: PR-2023-008612 RZ-2023-00016 ZMA – EPC, 1611 Airtech Ct. SE

I've completed a first review of the proposed zone change request. I have a few questions and several suggestions that will help strengthen the justification. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zone change justification letter by **2 pm on Tuesday, May 30, 2023**.

⇒ Note: If you have trouble with this deadline, please let me know.

1) Introduction/General:

- A. Additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Tract B Plat of Tracts A, B, C, D & E Airport Technical Center.

2) Key Issues/Project Request:

- A. The request is for a zone map amendment from NR-GM to NR-LM, which would create a “spot zone”. Therefore, the justification letter must satisfy Criterion H “clearly facilitates”.
- B. Show how uses permitted under NR-LM would be:
 - 1. Less harmful to surrounding uses than NR-GM, including Airport, and must conform with APO overlay restrictions; and;
 - 2. A transitional use between golf course, airport and other nearby uses, and;
 - 3. More complementary to nearby uses such as golf course, hotels, etc.
- C. For the Zoning discussion, including a map that shows all the NR-GM in the surrounding area and highlight how non-sensical it was to have a golf course within NR-GM. Note the old zoning for other public and private golf courses within the City limits. For example, Ladera Golf Course old zoning was “SU-1 for Golf Course”. It is now zoned NR-C, which is more comparable to the NR-LM zoning being requested for this subject site.

3) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/>

- B. Timelines and EPC calendar: the EPC public hearing for June is the 15th. Final staff reports will be available one week prior, on June 8th.
- C. Please visit the link above to find copies of Staff reports that will serve as examples of zone changes.
- D. Note that, if a zone change request is denied, you cannot reapply again for one year.
- E. Agency comments will be distributed as they come in. I will email you a copy of all the comments compiled and will forward any late comments to you.

4) Notification & Neighborhood Issues:

- A. Have any property owners within 100 feet of the subject property or members of the public contacted you? Are you aware of any concerns?

5) Zone Map Amendment (zone change)- General:

- A. A zone change justification is all about the requirements of IDO 14-16-6-7(G)(3) and how the request meets the criteria.

The exercise is to choose applicable Goals and policies from the Comprehensive Plan that show how your request furthers (makes a reality) the chosen Goals and policies.

- B. For Criterion A, the word used in the policy analysis is usually “furthers” unless a higher test applies. **The higher test of “clearly facilitates implementation...” must be applied to all Criteria A-H.** When a request is demonstrated to “clearly facilitate implementation of the ABC Comp Plan”, then it is deemed consistent with the City’s general health, safety, and welfare.

6) Zone Map Amendment (zone change)- Concepts & Research:

- A. Responding to the criteria of IDO 14-16-6-7(G)(3) is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

- i. answering the questions in the customary way (see examples)
- ii. using conclusory statements such as “because_____”
- iii. re-phrasing the requirement itself in the response.
- iv. choosing an option when needed to respond to a requirement.

- B. Refer to the link provided below for examples of Zone Map Amendments staff reports:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

7) Zone Map Amendment (zone change)- Section by Section:

Please incorporate the following to provide a strengthened, improved response to 14-16-6-7 (G)(3):

- A. 6-7(G)(3)(a): Because the test for Criterion A “is consistent with” is a weaker test than what’s required by Criterion H, the Response to Criterion A needs to be redone. Please rewrite response to Criterion A to address the higher test of “clearly facilitate implementation”
- i. For each Policy listed that does not include the Goal it refers to, please include that Goal in addition to the Policy. For example, include Goal 5.2 before Policies 5.2.1 and Sub-Policies 5.2.1.
 - ii. Please delete Sub-Policy 5.2.1(a) because the subject site is not within walking and biking distance of neighborhoods.
 - iii. Please choose other, applicable Goals and Policies. For example, Goals and Policies regarding Transitions and Complementary Uses (near the hotels, for example).
- B. 6-7(G)(3)(b): Sufficient.
- C. 6-7(G)(3)(c): Strengthen to better justify how the request meets Criterion 3. Instead of discussing harmful or permissive uses, which is the purpose of Criterion D, discuss how changing the zoning to allow uses – such as an event center – would be more complementary to the hotel, airport, manufacturing (note that the nearby manufacturer is fairly clean, high-tech for medical purposes) and film studio uses nearby. It could also support future residential and commercial development of Mesa del Sol.
- D. 6-7(G)(3)(d): Strengthen by noting what the purpose of the NR-GM zone district is, per IDO 2-5 (D)(1): “...uses, particularly those with noise, glare, or heavy traffic impacts” and that changing to NR-LM would allow uses more compatible with the surroundings. Note the purpose of the NR-LM zone district per IDO 2-5(C)(1): “...while buffering adjacent...from the traffic, noise, and other impacts...”
- The APO overlay would restrict many of the harmful uses in NR-GM, thus making them inappropriate to the area. Furthermore, restrictions for heights of buildings (or signs), noise, glare, etc. could essentially prevent the FULL development of permissive uses under NR-GM that would have been permissive otherwise if not for the APO Overlay Zone.
- E. 6-7(G)(3)(e): Reduce verbiage but otherwise sufficient.
- F. 6-7(G)(3)(f): Sufficient.
- G. 6-7(G)(3)(g): Remove last sentence of response paragraph that begins with “However...” because it weakens the argument that the cost of land or economic considerations were not the complete or predominant justifications. The applicant only needs to show that the cost of land or economic considerations were not the *main reason* for justifying the request
- H. 6-7(G)(3)(h): Reduce verbiage and consider moving discussion of zoning transition to Goals and Policies regarding “appropriate transitions” for policy analysis in Criterion A. Remove last paragraph that begins with “Approving...” because changing to NR-LM provides no additional benefit with respect to prohibiting residential uses that are already prohibited under NR-GM.

NOTIFICATION

Regina Okoye

From: Carmona, Dalaina L. <dcarmona@cabq.gov>
Sent: Friday, April 28, 2023 11:04 AM
To: Regina Okoye
Subject: 1611 AIRTECH CT SE Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_N-15-Z.pdf

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

As of Friday, April 28, 2023, there are **NO** neighborhood associations/coalitions to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, April 28, 2023 9:10 AM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus Architects

Company Address

100 Sun Ave NE

City

Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

UPC: 101505429732310232

Owner: QUERQUE LLC

Owner Address: 8716 SPANISH RIDGE AVE SUITE 110 LAS VEGAS NV 89148-1396

Situs Address: 1611 AIRTECH CT SE ALBUQUERQUE 87106

Legal Description: TR B PLAT OF TRACTS A, B, C, D & E AIRPORT TECHNICAL CENTERCONT 3.6756 AC

Acres: 3.6756

Tax Year: 2022

Physical address of subject site:

1611 AIRTECH CT SE ALBUQUERQUE 87106

Subject site cross streets:

University Blvd SE & Airtech Ct

Other subject site identifiers:

This site is located on the following zone atlas page:

N-15-Z

Captcha

x

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice*: 4/3/2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1611 AIRTECH CT SE ALBUQUERQUE 87106
Location Description SWC University Blvd SE & Airtech Ct
2. Property Owner* QUERQUE LLC
3. Agent/Applicant* [if applicable] Modulus Architects (Agent) / QUERQUE LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment
 Other: _____

Summary of project/request^{1*}:

This Zone Map Amendment request seeks to re-zone the subject property from Non-residential General Manufacturing Zone District (NR-GM) to Non-residential Light Manufacturing Zone District (NR-LM). This request will permit the vacant site to develop into an Event Center.

5. This application will be decided at a public hearing by*:

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: June 15, 2023 @8:40am

Location*²: VIA Zoom - Join Zoom Meeting <https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

¹ Attach additional information, as needed to explain the project/request.

² Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ N-15-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

There was no neighborhood associations to notify in this area per the Office of Neighborhood Coordination.

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 3.6756
 2. IDO Zone District Non-residential General Manufacturing Zone District (NR-GM)
 3. Overlay Zone(s) [if applicable] (APO) - Airport Protection Overlay Zone (3-3)
 4. Center or Corridor Area [if applicable] Multi-modal corridor - University Blvd
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Zone Map Amendment - EPC	
Decision-making Body: Environmental Planning Commission (EPC)	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 1611 AIRTECH CT SE ALBUQUERQUE 87106	
Name of property owner: QUERQUE LLC	
Name of applicant: QUERQUE LLC	
Date, time, and place of public meeting or hearing, if applicable:	
June 15, 2023 @8:40am, VIA Zoom	
Address, phone number, or website for additional information:	
Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request. N/A	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina Okoye (Applicant signature) 5/2/2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Join Zoom Meeting
<https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

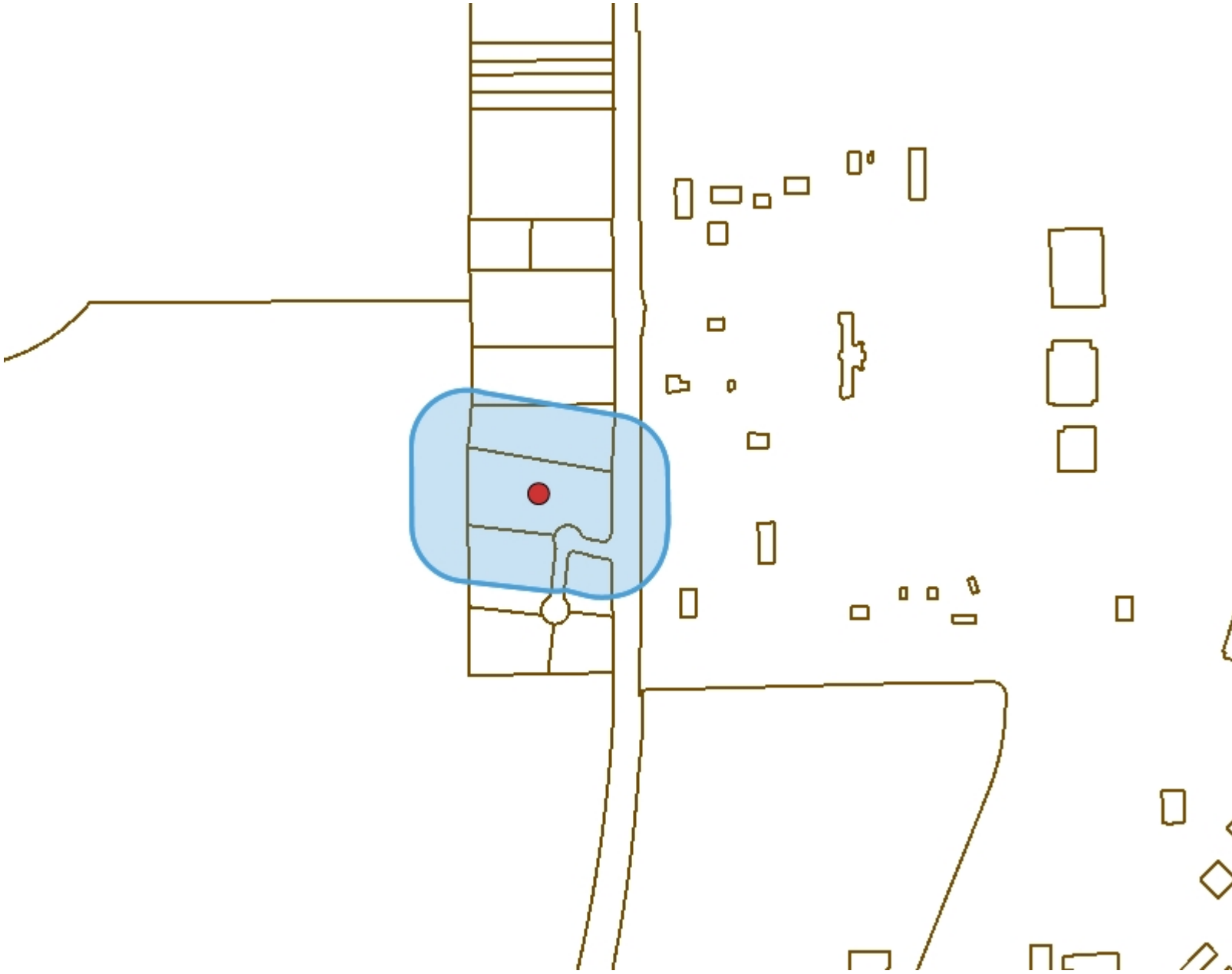


1611 AIRTECH CT SE



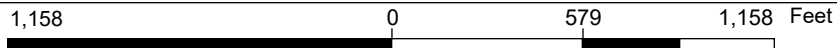
Legend

□ Bernalillo County Parcels



Notes

Buffer: 220 Ft.
ROW: University Blvd. SE; 120 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
4/28/2023 © City of Albuquerque

1: 6,950

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ROCK AIR LLC
4801 LINCOLN RD NE
ALBUQUERQUE NM 87109-2304

SUNPORT AERO SPACE CENTER LLC
6015 W 83RD PL
LOS ANGELES CA 90045-3007

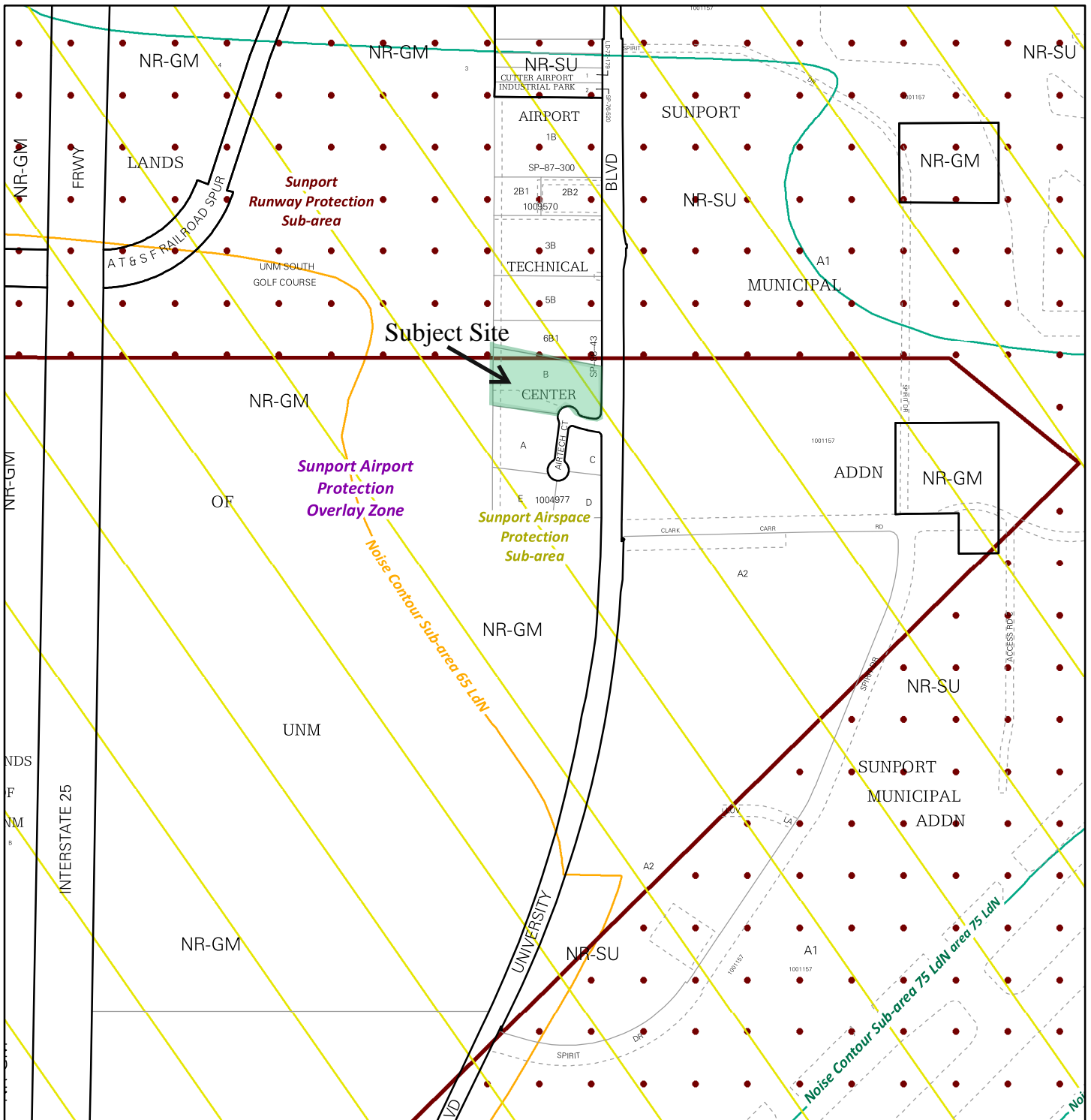
QUERQUE LLC
8716 SPANISH RIDGE AVE SUITE 110
LAS VEGAS NV 89148-1396

MCD PROPERTIES LLC
PO BOX 9043
ALBUQUERQUE NM 87119-9043

MOTORAVE LLC
1210 PINE ISLAND RD
PLANTATION FL 33324-4402

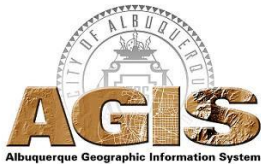
REGENTS OF UNM REAL ESTATE DEPT
MSC06-3595-1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

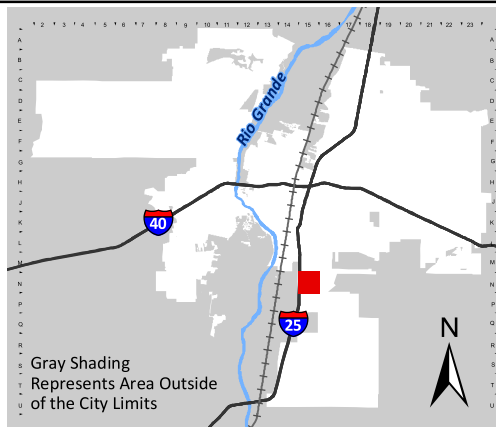


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

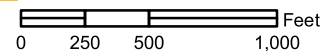


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
N-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



City of Albuquerque Property Report



www.cabq.gov/gis

Platted Parcel Address: 1611 AIRTECH CT SE
Assessor Parcel Address: AIRTECH CT SE
Report Date: 4/28/2023

Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

Owner Name: QUERQUE LLC
Owner Address: 8716 SPANISH RIDGE AVE SUITE 110 LAS VEGAS NV 89148-1396
Uniform Property Code (UPC): 101505429732310232 **Tax Year:** 2022 **Tax District:** A1A
Legal Description: TR B PLAT OF TRACTS A, B, C, D & E AIRPORT TECHNICAL CENTERCONT 3.6756 AC
Property Class: V **Document Number:** 2007142652 100307 SW- **Acres:** 3.6756

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [N-15](#)
IDO Zone District: [NR-GM](#) **IDO District Definition:** General Manufacturing
Land Use: 15 | Vacant **Lot:** B **Block:** 0000 **Subdivision:** AIRPORT TECHNICAL CENTER

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: N/A

Services

Police Beat: 321 **Area Command:** SOUTHEAST
Residential Trash Pickup and Recycling: Wednesday

City Council Districts

City Council District: [2 - Isaac Benton](#) **Councilor Email:** ibenton@cabq.gov
Policy Analyst: Nathan A. Molina **Policy Analyst Email:** namolina@cabq.gov **Policy Analyst Phone #:** 505-768-3332

Other Legislative Districts

US Congressional District: 2 - Gabriel Vasquez
County Commission District: 2 - Steven Michael Quezada
NM House Of Representatives: 10 - G. Andrés Romero
NM Senate: 14 - Michael Padilla

APS School Service Areas

[Albuquerque Public Schools](#)

Elementary School: LOWELL **Middle School:** WILSON **High School:** ALBUQUERQUE

FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)

Property Map



Context Map



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Fort Lauderdale, FL 33324

Certified Mail Fee	\$4.15	0109
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	
Total Postage and Fees	\$8.37	

Sent To
 Street and Apt. No. MOTORAVE LLC
 1210 PINE ISLAND RD
 City, State, ZIP+4 PLANTATION FL 33324-4402

PS Form 3800, April 2019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Las Vegas, NV 89148

Certified Mail Fee	\$4.15	0109
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	
Total Postage and Fees	\$8.37	

Sent To
 Street and Apt. No. QUERQUE LLC
 8716 SPANISH RIDGE AVE SUITE 110
 City, State, ZIP+4 LAS VEGAS NV 89148-1396

PS Form 3800, April 2019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Los Angeles, CA 90045

Certified Mail Fee	\$4.15	0109
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	
Total Postage and Fees	\$8.37	

Sent To
 Street and Apt. No. SUNPORT AERO SPACE CENTER LLC
 6015 W 83RD PL
 City, State, ZIP+4 LOS ANGELES CA 90045-3007

PS Form 3800, April 2019

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87109

Certified Mail Fee	\$4.15	0109
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	
Total Postage and Fees	\$8.37	

Sent To
 Street and Apt. No. ROCK AIR LLC
 4801 LINCOLN RD NE
 City, State, ZIP+4 ALBUQUERQUE NM 87109-2304

PS Form 3800, April 2019

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87119

Certified Mail Fee	\$4.15	0109
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	
Total Postage and Fees	\$8.37	

Sent To
 Street and Apt. No. MCD PROPERTIES LLC
 PO BOX 9043
 City, State, ZIP+4 ALBUQUERQUE NM 87119-9043

PS Form 3800, April 2019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87131

Certified Mail Fee	\$4.15	0109
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	
Total Postage and Fees	\$8.37	

Sent To
 Street and Apt. No. REGENTS OF UNM REAL ESTATE DEPT
 MSC06-3595-1 UNIVERSITY OF NM
 City, State, ZIP+4 ALBUQUERQUE NM 87131-0001

PS Form 3800, April 2019

7022 1670 0002 2999 4556

7022 1670 0002 2999 4532

7022 1670 0002 2999 4563

7022 1670 0002 2999 4556

7022 1670 0002 2999 4532

7022 1670 0002 2999 4567

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Albuquerque, NM 87103

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee \$0.25 per postage)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and	\$8.37

0109
05

Postmark
Here



05/02/2023

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

7022 1670 0002 2999 4594

PS Form 3800, A

Sign Posting Agreement

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Regina Okoye

(Applicant or Agent)

5/4/2023

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



Figure 4: Posted sign off Airtech Ct. SE.



Figure 5: Posted sign off University Blvd. SE.