



**Environmental
Planning
Commission**

*Agenda Number: 14
Project Number: 1002068
Case Number: 08EPC 40025
June 19, 2008*

Supplemental Staff Report

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| Agent | Integrated Design & Architecture |
| Applicant | YES 6900 Gonzales LLC |
| Request | Sector Development Plan Map Amendment |
| Legal Description | A portion of Tracts 150 & 151, Unit 6, Town of Atrisco Grant |
| Location | 6900 Gonzales Rd. SW (between Coors Blvd. and Bataan Dr.) |
| Size | Approximately 6 acres |
| Existing Zoning | SU-1 for Church and Related Facilities |
| Proposed Zoning | R-T |

Staff Recommendation

APPROVAL of 08EPC 40025, based on the findings beginning on Page 2.

Staff Planner

Catalina Lehner-AICP, Senior Planner

Summary of Analysis

This request is for a sector development plan map amendment for an approx. 6 acre site on Gonzales Rd. SW. The applicant proposes to change the subject site’s zoning (see above) to allow future development of townhomes and a charter school re-use of the existing church.

This request was deferred for 60 days, at the applicant’s request, to see if another client could be found for the charter school. Though this has not occurred, this request can still be considered by the EPC at this time.

The applicant and neighborhoods have not provided additional information and the EPC has not yet considered this request. All information (including Staff’s analysis) remains the same and can be found in the original April 17, 2008 Staff report attached to this document. The only change is a new zoning map, which indicates the correct zoning of the Alamosa Community Center and corrected an error in the City’s GIS system (see attachment).

Staff finds that the zone change request has been adequately justified and therefore recommends approval.

This report should be read in conjunction with the original April 17, 2008 Staff report (see attachment).

City Departments and other interested agencies reviewed this application from 3/10/08 to 3/21/08. Agency comments used in the preparation of this report begin on Page 19 of the original Staff report.

FINDINGS -08EPC 40025, June 19, 2008- Sector Development Plan Map Amendment

1. This request is for a sector development plan map amendment for an approximately 6 acre site located on Gonzales Road SW, just east of Coors Boulevard (the “subject site”). The vacant building of a former church occupies part of the subject site.
2. The applicant proposes to change the subject site’s zoning from “SU-1 for Church and Related Facilities” to R-T (residential townhomes) in order to develop townhomes and a charter school in the future. Both are permissive uses in the R-T zone.
3. The subject site is located within the boundaries of the Established Urban area of the Comprehensive Plan, the West Side Strategic Plan and the Tower-Unser Sector Development Plan. The Central/Coors Neighborhood Activity Center begins approximately 800 feet north of the subject site. Both Central Avenue and Coors Boulevard are designated Transit corridors.
4. Because a change of zoning would affect the Tower-Unser sector development plan’s zoning map, this request is referred to as a sector development plan map amendment rather than a zone map amendment.
5. The request *generally furthers* Comprehensive Plan Policy II.B.5h-higher density housing location. The request would allow residential development that can be considered medium density relative to the area. The future R-T dwellings would serve as a transition between the single-family homes and the Alamosa Community Center.
6. The request *partially furthers* the Activity Center Goal and *generally furthers* Policy II.B.7.h-zone changes/Activity Centers. The uses allowed by the proposed zoning are not higher-density relative to the area or commercial uses, though schools are listed in Table 10 as a typical use for Activity Centers. Therefore, the Goal is partially furthered. The proposed residential zoning is generally desired outside of designated Activity Centers, so Policy II.B.7h is generally furthered.
7. Regarding applicable Comprehensive Plan Goals, the request *partially furthers* and *furtheres* the following:

- A. Housing Goal (partially furthers). The proposed zoning would allow for development of townhomes that will be sold at market rate, though some units are intended to be affordable. The supply of affordable housing will increase somewhat.
- B. Education Goal (furthers). The future development of a charter school would provide variety and would promote educational opportunities in addition to the public school system.
8. The request *partially furthers* the following Comprehensive Plan policies:
- A. Policy II.B.5a-full range of urban land uses. Townhomes and an elementary school are already located in the area. Land use variety in general would not increase, though a charter school would be a new use in the area.
- B. Policy II.B.5e-programmed facilities/neighborhood integrity. Existing urban facilities and services are available, but without a site development plan it is not possible to determine the extent to which the future uses would disrupt neighborhood integrity.
- C. Policy II.B.5d-neighborhood values/environment/other resources. The intensity of the permissive uses seems generally suitable for this location close to social, cultural and recreational resources. Without a site development plan, however, it is not possible to evaluate design or if the future uses would be connected to surrounding uses.
9. The request *generally furthers* the following West Side Strategic Plan (WSSP) policies:
- A. Policy 1.1- Relative to the established land use pattern in the area, the uses allowed by the proposed zone are not higher-density residential or commercial uses that are meant to be located in the Activity Centers.
- B. Policy 3.29 (West Central Community)- Medium-density residential development is appropriate in the area near the intersection of Bridge and Coors, as the policy calls for.
10. The request *partially furthers* the following West Side Strategic Plan (WSSP) policies:
- A. Policy 1.3- The proposed zone change would be for a residential use outside of the designated Neighborhood Center nearby, which is encouraged. However, area schools are at and over their designed capacity.

- B. Policy 2.5- As required, the Planning Department has considered the fact that area schools are at and over design capacity. Though the request *does not comply* with this policy as written, school overcrowding is likely to be alleviated and school impact fees will be paid.
- C. Policy 3.30 (West Central Community)- The zoning would allow uses appropriate outside of the Neighborhood Activity Center given the area's established land use pattern and proximity to the Alamosa Community Center.

11. According to the Tower-Unser Sector Development Plan (TUSDP), R-T zoning is recommended "on several parcels along 98th Street and north of Bridge Boulevard within the Established Urban Area of the Comprehensive Plan and where the R-1 zoning requires buffering from more intense uses" (p. 57). The subject site was zoned SU-1 for Church and Related Facilities because of the church, which is no longer operating. The requested R-T zoning would buffer the single-family homes from the Alamosa Community Center and, therefore, would fulfill the intent of the TUSDP mentioned herein.

12. The zone change request has been adequately justified pursuant to Resolution 270-1980:

- A. Section A: The future uses will help prevent crime (safety), provide a transition between R-1 areas and Alamosa Community Center and will be walkable to transit, shopping and employment and will reduce vehicle miles traveled (VMT) (health and general welfare).
- B. Section B: The future uses will contribute to stabilization of the area and that R-T zoning is adjacent to the east. The applicant could have made a more direct connection between the request and similar uses in the area to demonstrate that the proposed zoning would improve stability of land use and zoning.
- C. Section C: The applicant appropriately refers to Goals and policies in applicable Plans. Staff finds that the policy discussion is acceptable, but could be strengthened in certain places. For example, the applicant should have addressed activity centers in the context of the WSSP.
- D. Section D: The applicant uses changed neighborhood or community conditions (D.2) and "more beneficial to the community" (D.3). Changed conditions include the church closing and the Alamosa Community Center opening. The proposed zoning would provide for future townhomes and school uses which would be compatible with the adjacent Alamosa Community Center.
- E. Section E: Permissive R-T uses would be generally appropriate as a transition from the neighborhood to Coors Boulevard and the Alamosa Community Center. Staff points out, however, that "community residential program" and/or "wireless telecommunications facility (WTF)" are often considered to not be benign uses.

- F. Section F: No known unprogrammed capital expenditures by the City will result. The subject site is well served by utilities and services.
- G. Section G: Economic considerations are not proposed as a determining factor for this zone change request.
- H. Section H: The applicant states that a change to any of these zoning categories (apartments, office or commercial) is not being requested. The applicant should have stated that the subject site's proximity to a major street is not being used as a justification for this request.
- I. Section I: This request would not result in a spot zone because there is R-T zoning adjacent to the east of the subject site.
- J. Section J: Section J does not apply in this case since the request is not for commercial zoning and is not a strip of land.

13. The affected neighborhood association is the Alamosa Neighborhood Association (NA). A facilitated meeting was held. There is general support, though concern was expressed about various site development plan issues. Staff has not received any correspondence as of this writing.

RECOMMENDATION - 08EPC 40025, June 19, 2008

APPROVAL of 08EPC 40025, a request for a sector development plan map amendment from SU-1 for Church and Related Facilities to R-T for a portion of Tracts 150 & 151, Unit 6, Town of Atrisco Grant, located on Gonzales Road SW, based on the preceding Findings.

***Catalina Lehner, AICP
Senior Planner***

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