



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1004675
Case #: 07EPC 40088
January 17, 2008**

Staff Report

Agent	DAC Enterprises, Inc.
Applicant	Tim McNaney d/b/a Lambo LLC
Request	Zone Map Amendment
Legal Description	A portion of Tract K, Vistas de la Luz Subdivision
Location	Coors Boulevard NW, between San Antonio Arroyo and La Luz del Oeste
Size	Approximately 2.1 acres (overall site approximately 3 acres)
Existing Zoning	SU-1 for PRD
Proposed Zoning	SU-1 for PRD to include full service on-premise consumption of alcohol associated with a restaurant

Staff Recommendation

DEFERRAL of 07EPC 40088 for 30 days, based on the findings beginning on page 9.

Staff Planner

Anna DiMambro, Planner

Summary of Analysis

This request is for a zone map amendment for an approximately 2 acre portion of Tract K, Vista de la Luz, located on the west side of Coors Blvd., between the San Antonio Arroyo and La Luz del Oeste. The applicant proposes to change the site’s existing SU-1 for PRD zoning to SU-1 for PRD to include full-service on-premise consumption of alcohol associated with a restaurant. The proposed zoning would allow a restaurant with full-service liquor, while the current zoning allows a restaurant with only a beer and wine license.

The applicant has not provided sound justification for the proposed zoning change and has not demonstrated that the proposed zoning is more appropriate than the current zoning. Staff recommends a 30-day deferral to allow the applicant additional time to provide justification for this request.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 12/10/2007 to 12/26/2007. Agency comments were used in the preparation of this report and begin on page 12.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for PRD	Established Urban Area; West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Plan	Vacant
North	SU-1 for PRD	Established Urban Area; West Side Strategic Plan, Coors Corridor Plan	Vacant
South	SU-1 for PRD	Established Urban Area; West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Plan	Drainage, Single-family residential
East	SU-1 for PRD 5 DU/A	Established Urban Area; West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Plan	Vacant
West	SU-1 for PRD	Established Urban Area; West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Plan	Single-family homes under construction

Background

This request is for a zone map amendment for an approximately 2 acre portion of Tract K, Vista de la Luz, located on the west side of Coors Blvd., between the San Antonio Arroyo and La Luz del Oeste. The applicant proposes to change the site’s existing SU-1 for PRD zoning to SU-1 for PRD to include full-service on-premise consumption of alcohol associated with a restaurant. The proposed zoning will allow a restaurant with full-service liquor, while the current zoning allows a restaurant with only a beer and wine license.

The subject site is part of the larger Vistas de La Luz planned residential development (PRD), which is currently under construction and consists of 67 single-family homes and 72 townhomes (139 units total, about 6 du/acre). The intent of the proposal at hand is to develop the non-residential portion (second phase) of the Vistas de la Luz project. The existing site development plan for subdivision for Vistas de la Luz (Project #1004675, 06EPC-00140) set aside two areas, totaling 5.1 acres and fronting Coors Blvd., for commercial and office development. Approval authority for this non-residential portion was retained at the Environmental Planning Commission (EPC) level. Therefore, requests for development of the non-residential tracts must return to the EPC when a specific use is proposed.

History

In May 2006, the EPC approved a site development plan for subdivision for the Vistas de la Luz subdivision, briefly known as the Esperia subdivision, of which the subject site is a part (Project #1004675, 06EPC-00140). This site development plan accomplished two things: 1) divided the larger site into 139 lots, 67 for single-family homes and 76 for townhomes, and two office/commercial tracts fronting Coors Blvd. that were listed as future development areas for O-1/C-1 permissive uses with exclusions. The subject site is the larger, southern future development area. 2) established design standards for the residential development and for the future office/commercial tracts, which apply to the current request.

The Vistas de la Luz subdivision consists of two tracts formerly referred to as Tract 1, Kinscherff Lands (approx. 19.2 acres) and the adjacent tract to the east that fronts Coors Blvd. (approx. 8.5 acres). In August 1975, the Kinscherff tract was annexed and SU-1 for PRD zoning was established (AX-74-21, Z-74-110). The adjacent 8.5 acre tract was part of a much larger, phased annexation program of Northwest Mesa lands that began in 1983 and included six areas. The 8.5 acre tract was part of Area 5A-1, which included several acres of land on the east side of Coors Blvd. In January 1986, zoning was established for the 8.5 acre tract as SU-1 for PRD (10 DU/acre) (Z-85-138, Area 5A-1).

On October 18, 2007 the EPC voted to approve a site development plan for subdivision and a site development plan for building permit for Tract K of Vista de la Luz (07EPC 40026 and 07EPC 40027). These actions subdivided the existing Tract K into two tracts, Tract K-A, an approximately 0.6589 acre tract proposed to contain an office building, and Tract K-B, and approximately 2 acre tract proposed to contain retail uses. The portion of the subject site affected by this request is Tract K-B. The approved site development plan for building permit shows two structures totaling approximately 14,000 square feet.

Context

The San Antonio Arroyo abuts the subject site to the south. South of that are the single-family homes of the Western Trail Estates subdivision. West of the subject site is the Vistas de la Luz PRD, then the Quaker Heights residential subdivision. Across Coors Blvd. east of the subject site, is the Andalucia at La Luz residential subdivision currently being built. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP). The Facilities Plan for Arroyos (FAP) also applies.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Coors Blvd. is a limited access principal arterial, with a 156 foot right-of-way. Sevilla Avenue, across from Coors Blvd., is a local street. Costa Almeria Dr., when constructed, will also be a local street. Local roads typically have 50 foot rights-of-way.

Public Facilities/Community Services

Transit: Three Albuquerque Ride routes serve the subject site. Route #155-Coors and Route #158-Golf Course/Coors are local routes with all-day service. Route #96- Crosstown Commuter, has peak-hour service. The Comprehensive Plan designates Coors Blvd. as an Enhanced Transit Corridor.

Police: The Shawn McWethy Substation, at 6404 Los Volcanes NW, provides police coverage.

Schools: Chaparral Elementary, LBJ Middle School, and Cibola High School.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

This is a request for a zone map amendment from SU-1/PRD to SU-1/PRD to include full service on-premise consumption of alcohol associated with a restaurant. The subject site, the non-residential portion of Vistas de la Luz, is zoned SU-1 for PRD, O-1 and C-1 permissive uses with exclusions. The exclusions consist of the following excluded uses: church, school, community residential program, antenna (including free-standing cell towers), temporary park and ride facility, storage yard, outside sales, gasoline/oil sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. Under the current zoning, beer and wine sales associated with a restaurant are allowed. The proposed zoning will allow, in addition to the already-allowed uses, a restaurant with full-service liquor. A stand-alone bar would not be allowed under the proposed zoning.

The EPC has approved O-1 and C-1 permissive uses (with exclusions) for the non-residential portion of the Vistas de la Luz development (Project #1004675, 06EPC-00140). Two tracts, now named J and K and totaling approx. 5.1 acres, were reserved for future non-residential uses. The exclusions consist of the following excluded uses: church, school, community residential program, antenna (including free-standing cell towers), temporary park and ride facility, storage yard, outside sales, gasoline/oil sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy.

Zoning Code §14-16-2-22, Special Use Zone, contains PRD requirements. PRD developments are required to be compatible with adjacent properties, open spaces, public trails and the existing neighborhoods and community. Subsection c states that the standards for compatibility shall include design requirements.

The proposed zoning will allow, in addition to the already-allowed uses, a restaurant with full-service liquor. A stand-alone bar would not be allowed under the proposed zoning, although the proposed restaurant could have a separate bar area within the restaurant.

Parking requirements for the proposed zoning are higher than those of the current zoning. A restaurant without a full liquor license requires 1 space per every 4 seats. When a full liquor license is added, the parking requirement is increase to 1 space per every 3 seats. 95 parking spaces are

provided on Tract K. This must meet the parking requirements of both structures on the site. Based upon a seating capacity of 180 for the proposed restaurant, 60 spaces are required. This leaves 35 spaces for use by the other structure. Should the other structure be used for retail, not restaurant uses, 34 spaces will meet the minimum requirement. An additional restaurant use on the site may create a parking shortage. Based upon the current zoning and a seating capacity of 180, 45 parking spaces are required for the structure in question. This leaves 50 spaces for use by the other structure and will not likely result in a parking shortage.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal to “create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Applicable policies include:

Policy a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The current and the proposed zoning could both contribute to a full range of urban land uses.

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

The applicant states that this policy is furthered due to neighborhood support of the request. At the facilitated meeting held on January 3, 2008, the neighborhood expressed general support with some concerns. One major concern was parking. Because the proposed zoning requires more parking than the current zoning and may result in a parking shortage, staff finds that the current zoning respects existing neighborhood values better than would the proposed zoning.

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

Both the existing and the proposed zoning will accommodate new growth through development in an area where vacant land is contiguous to existing or programmed urban facilities. The current zoning ensures the integrity of existing neighborhoods as well as the proposed zoning.

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

The current and the proposed zoning both allow employment and service uses sited to complement residential areas. Both the existing and proposed zoning will have similar noise, lighting, pollution, and traffic effects.

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

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

Both the existing and proposed zoning would allow commercial development to occur in an existing commercially zoned area. The subject site is part of a small neighborhood-oriented center.

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

Both the existing and the proposed zoning will have similar traffic effects. Livability and safety of established residential neighborhoods was taken into consideration at the site development plan phase of this process.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south. Applicable objectives and policies include:

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side (page 17).

The applicant states that the proposed zoning will eliminate cross-metro trips by West Side residents who are seeking a family friendly full-service restaurant. Staff, however, does not find that these trips are currently necessary. The required zoning for the proposed use is located less than one mile away from the subject site at Coors and Montano. In addition to an existing full-service restaurant, there is also vacant land with zoning that allows the proposed use. Staff does not find that it is necessary for each neighborhood to have full-service liquor

within walking distance of each neighborhood. The current zoning still allows for a restaurant that would serve the every day needs of the existing neighborhood.

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

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

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

A. The applicant has stated (in other sections of the justification letter), that the current zoning already allows beer and wine, and that the addition of full-service liquor associated with a restaurant will not increase the negative effects of alcohol. Staff finds that if this were the case, the underlying zoning would not make a distinction between beer and wine sales and full-service liquor. The one distinction the Zoning Code does make between full service liquor and beer/wine sales is an increased parking requirement for restaurants with full service liquor. The parking provided on the site may not be adequate to service both proposed structures. The current zoning, with its lower parking requirement, better protects the health, safety, morals, and general welfare of the City.

Also, the applicant states that because the subject site is easily accessible to pedestrians, it will decrease the possibility of impaired driving in the area. Impaired driving is a criminal act that cannot be addressed through this zone change. Responsible consumption of alcohol better contributes to the health, safety, morals, and general welfare of the City than allowing full-service liquor sales within walking distance of each residential neighborhood. The EPC is not the appropriate body to address impaired driving. The applicant has not adequately demonstrated that the requested zoning will protect the health, safety, morals, and general welfare of the City.

B. The applicant has not provided a sound justification for the requested zone change and has failed to demonstrate why the proposed zoning is more appropriate than the current zoning.

C. The applicant has cited several policies related to this request. Staff finds that in all cases, the existing zoning furthers the cited policies as much as or more than the proposed zoning.

D. The applicant states that the proposed zoning is more advantageous to the community as articulated in the Comprehensive Plan and the West Side Strategic Plan, and has cited several policies of these Plans. Because the existing zoning furthers adopted City policies as well as

or better than the proposed zoning, the proposed zoning cannot be said to be more advantageous to the community. The applicant also states that the proposed zoning is more advantageous to the community because it would allow for a day-to-day service not currently available to the neighborhood. Proper zoning for the proposed use exists less than a mile away from the subject site at the corner of Montano and Coors Boulevard. Staff does not find that the proposed zoning is necessary in this location to serve the immediate neighborhood's day-to-day needs.

E. The applicant states that none of the permissive uses in the proposed zone would be harmful to adjacent property, the neighborhood, or the community because the proposed zoning would add only full-service liquor in conjunction with a restaurant. Staff finds that this use could be considered harmful to the community, which is why it is not a permissive use under the current zoning.

F. This request will not result in capital expenditures by the City.

G. Staff has not considered the applicant's economic situation in this analysis.

H. The subject site's location on a major street is not a consideration in this analysis.

I. The applicant states that approval of this request will not result in a spot zone because the underlying SU-1 for PRD zoning is not being changed. Staff, on the other hand, finds that this request would result in a spot zone because a use would be allowable on the subject site that is not allowable on any of the surrounding properties. This fits the definition of a spot zone. The applicant has not provided justification for a spot zone.

J. The requested zoning will not result in a strip zone.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

No adverse comments have been received.

NEIGHBORHOOD/PUBLIC CONCERNS

The La Luz del Sol and Taylor Ranch neighborhood associations and the La Luz Landowners Association were notified of this request. A facilitated meeting was held on January 3, 2008 and was attended by members of the La Luz del Sol, Taylor Ranch, and La Luz Landowners associations. The outcome of the meeting was general support for the project with some concerns. Parking was one of the major concerns. The applicant stated that 95 spaces are provided though only 60 are required. This is true, although the facilitated meeting report does not indicate that the 95 provided spaces are necessary to serve both the proposed restaurant as well as the other structure proposed for the site. Several neighbors indicated support for the specified Jinja restaurant, which is considered high-end. However, the zoning is attached to the land. Should the requested zoning be approved, any restaurant with full service liquor could occupy the space. The facilitated meeting report and other neighborhood comments are included in this staff report packet.

CONCLUSIONS

This request is for a zone map amendment for an approximately 2 acre portion of Tract K, Vista de la Luz, located on the west side of Coors Blvd., between the San Antonio Arroyo and La Luz del Oeste. The applicant proposes to change the site's existing SU-1 for PRD zoning to SU-1 for PRD to include full-service on-premise consumption of alcohol associated with a restaurant. The proposed zoning would allow a restaurant with full-service liquor, while the current zoning allows a restaurant with only a beer and wine license. The applicant has not provided sound justification for the proposed zoning change and has not demonstrated that the proposed zoning is more appropriate than the current zoning. Because the submitted justification does not show that the proposed zoning furthers more adopted City policies than the current zoning and because the proposed zoning could result in a parking shortage, staff recommends a 30-day deferral of this request to give the applicant additional time to fully and adequately justify this request.

FINDINGS – 07EPC 40088, January 17, 2008 – Zone Map Amendment

1. This is a request for a zone map amendment from SU-1 for PRD to SU-1 for PRD to include full-service on-premise consumption of alcohol associated with a restaurant for Tract K-B, Vistas de la Luz Subdivision, an approximately 2 acre site located on Coors Boulevard NW between the San Antonio Arroyo and La Luz del Oeste.
2. The proposed zoning will add full-service liquor in conjunction with a restaurant to the uses currently permissive on the subject site under the current zoning. The current zoning allows the sale of beer and wine under a restaurant license.
3. The proposed zoning may result in a parking shortage due to increased parking requirements over the existing zoning.
4. The subject site's current zoning is equally as appropriate as the proposed zoning per the following Comprehensive Plan policies:
 - a. The current and the proposed zoning could both contribute to a full range of urban land uses (II.B.5.a).
 - b. Both the existing and the proposed zoning will accommodate new growth through development in an area where vacant land is contiguous to existing or programmed urban facilities. The current zoning ensures the integrity of existing neighborhoods as well as the proposed zoning (II.B.5.e).
 - c. The current and the proposed zoning both allow employment and service uses sited to complement residential areas. Both the existing and proposed zoning will have similar noise, lighting, pollution, and traffic effects (II.B.5.i).
 - d. Both the existing and proposed zoning would allow commercial development to occur in an existing commercially zoned area. The subject site is part of a small neighborhood-oriented center (II.B.5.j).
 - e. Both the existing and the proposed zoning will have similar traffic effects. Livability and safety of established residential neighborhoods was taken into consideration at the site development plan phase of this process (II.B.5.k).

5. The proposed zoning does not further Comprehensive Plan policy II.B.5.d pertaining to existing neighborhood values. Because the proposed zoning requires more parking than the existing zoning and may result in a parking shortage, this request does not protect existing neighborhood values.
6. The proposed zoning does not further Objective 1 of the West Side Strategic Plan as stated by the applicant. Current zoning does not require cross-metro trips for West Side residents seeking a family friendly full-service restaurant. The required zoning for the proposed use is located less than one mile away from the subject site at Coors and Montano. The current zoning allows for a restaurant that would serve the every day needs of the existing neighborhood.
7. This request is in conflict with the following sections of R-270-1980:
 - a. The proposed zoning, which allows a more intense liquor license, does not contribute to the health, safety, morals, and general welfare of the City (A).
 - b. The applicant has not provided a sound justification for this request (B).
 - c. The subject site's existing zoning better furthers applicable policies than does the proposed zoning (C).
 - d. The proposed zoning is not more advantageous to the community as articulated in the Comprehensive Plan and the West Side Strategic Plan. The current zoning furthers applicable policies better than does the proposed zoning (D).
 - e. The permissive use of full-service liquor sales could be harmful to adjacent property, the neighborhood, or the community (E).
 - f. Approval of the requested zoning will result in a spot zone, which has not been justified by the applicant (I).
8. This request is in compliance with the following sections of R-270-1980:
 - a. This request will not result in capital expenditures by the City (F).
 - b. Staff has not considered the applicant's economic situation in analyzing this request (G).

- c. The subject site's location on a major street is not a consideration in this analysis (H).\
 - d. The requested zoning will not result in a strip zone (J).
9. A facilitated meeting was held on January 3, 2008. Neighbors expressed support for this request with some concerns about traffic. Staff has also received several letters of support for the specific restaurant being proposed. However, should the proposed zoning be granted, any restaurant could locate on the subject site.
10. A 30-day deferral will allow the applicant additional time to fully and adequately justify this request.

RECOMMENDATION - 07EPC 40088, January 17, 2008

DEFERRAL for 30 days of 07EPC 40088, a request for a zone map amendment from SU-1 for PRD to SU-1 for PRD to include full-service on-premise consumption of alcohol associated with a restaurant for a portion of Tract K, Vistas de la Luz Subdivision, based on the preceding Findings.

***Anna DiMambro
Planner***

cc: Tim McNaney, Lambo LLC, 5111 San Mateo Blvd. NE, Ste A-1, Albuquerque, NM 87111
DAC Enterprises, Inc., P.O. Box 16658, Albuquerque, NM 87101
Suzanne Fetsco, La Luz Del Sol NA, 23 Wind NW, Albuquerque, NM 87120
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Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Stag Horn Dr. NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: The proposed use- *full service of alcoholic drink for on premises consumption*- is prohibited under the current zoning and will require a zone change that allows the proposed use.

Office of Neighborhood Coordination

La Luz Del Sol NA (R), La Luz Landowners Assoc. (R), Taylor Ranch NA (R)

12/10/07 – Recommended for Facilitation – siw

12/??/07 – Assigned to Philip Crump

12/17/07 – Facilitated Meeting scheduled for 01/03/08 – 6:30 p.m. at the Don Newton Taylor Ranch Community Center - siw

Advanced Planning

The proposed zone will allow alcohol service within a restaurant. This should not have an adverse impact on the neighborhood and may offer some new options for area residents. The intent of the PRD zone is to allow residential development and limited commercial uses to serve the surrounding residential development. This request would meet the intent of that zone.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- Reviewed, no comments.

Hydrology Development (City Engineer/Planning Department):

- No comments received.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,

WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Amendment to Zone Map shall include:

- a. None.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements, and have required recycle area.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Vista de la Luz, Tract k-3, is located on Coors Blvd NW between San Antonio Arroyo and La Luz Del Oeste NW. The owner of the above property owner requests a Zone Map Amendment from SU-1 for PRD to SU-1 for PRD to allow for full service on premise consumption of alcohol associated with a restaurant. This request will have no adverse impacts to the APS district as the property is more than 300 feet from the nearest school.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.