



**Environmental  
Planning  
Commission**

**Agenda Number: XX  
Project Number: 1006819  
Case #'s: 07EPC 40046/40047  
October 18, 2007**

**Staff Report**

<b>Agent</b>	Aptus Architecture
<b>Applicant</b>	Don Ahern
<b>Request(s)</b>	<b>Amendment to the zone map of the South Broadway Sector Development Plan</b>
<b>Legal Description</b>	Tracts B, 9A,10A,11A, and C
<b>Location</b>	2920 Broadway SE, between Wesmeco and Bethel
<b>Size</b>	Approximately 4.4acres
<b>Existing Zoning</b>	SU-2 HM
<b>Proposed Zoning</b>	SU-2 SU-1 HC and sales, rental, repair and outdoor storage of heavy equipment.

**Staff Recommendation**

**Deferral of 07 EPC 40046/40047, for 60 days.**

**Staff Planner**

**Maggie Gould, Planner**

**Summary of Analysis**

This is a request for an amendment to the zone map of the South Broadway Sector Development Plan for an approximately 4.5 acre site located at 2920 Broadway SE.

There are no neighborhood Associations and no there were no concerns from reviewing agencies.

Staff recommends a 60 day deferral to allow the applicant to complete a Site Plan for Building Permit and update the justification for the Special Use zone.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 9-10-07 to 9-21-07.

**AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2 HM	Central Urban, South Broadway	Manufacturing, Warehouse
<i>North</i>	SU-2 HM	Central Urban, South Broadway	Single Family, office
<i>South</i>	SU-2 LCR	Central Urban, South Broadway	Single Family
<i>East</i>	M1	Central Urban, South Broadway	Vacant
<i>West</i>	SU-2 HC	Central Urban	Manufacturing, Warehouse

***Background, History and Context***

The site is located in an industrial area south of Downtown.

***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.

The Long Range Roadway System designates Broadway as a Principal Arterial, with a right-of-way of 124'.

Wesmeco is a local street.

***Public Facilities/Community Services***

South San Jose Tennis Courts .3 miles

South Broadway substation 1.2 miles

John Marshall Multi service Center 1.2 miles

16/18 bus stops in front of the property.

## ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

### Albuquerque Comprehensive Zoning Code

*The property was zoned M-1 when the South Broadway Sector plan was adopted. The sector plan amended the zoning to the SU-2 HM zone, Map 9 page 46 of the sector plan. The HM zone was intended to provide a place for manufacturing activities, the zone is comparable to M-1 zone but is more intense in that it allows permissive C-2 uses.*

*The proposed zone is SU-2 NCR. This zone is similar to the C-1 and R-2 zones.*

*The proposed zone will allow uses that are more compatible with the existing residential use to the south and east of the property.*

### Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated (text) by the *Comprehensive Plan* with a Goal to “(text).” Applicable policies include:

**The Goal is 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.**

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.

***Policy a is furthered by this request because the new zone will allow uses that will add to the mix of uses in the area.***

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.

***Policy d is furthered by this request because the new zone will allow the expansion of a use that has been compatible with the surrounding area.***

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

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.

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

---

***Policies e, i and o are furthered by this request because the site is located in an area that is need of services, employment and redevelopment. The site has access to a full range of municipal services.***

**Economic Development**

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

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

Policy b Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

***Policies a and band the goal are furthered by this request. The new zone will allow the expansion of an existing business. This may provide jobs for area residents . The South Broadway area is Pocket of Poverty area and a Metropolitan Redevelopment Area, both of these designations indicate that the area has been in decline.***

**Water Conservation/Green Principles**

*Not applicable to the Zone Map Amendment request.*

**Example Sector Plan (Rank #)**

The (name) Sector Plan was first adopted in 1981, and revised in ( ). The Plan generally encompasses properties between ( ); specific boundaries are shown on Figure ( ) in the Plan. It sets forth goals and policies regarding land use (Goals x-x), (etc.)

(example) Land Use Goal 1a states that traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods. (p. no., (name) Sector Plan)

*(analysis)*

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

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

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

*(analysis)*

(text)

**CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION**

(only significant comments that affect the request)

**NEIGHBORHOOD/PUBLIC CONCERNS**

(text)

**CONCLUSIONS**

(text)

---

---

***FINDINGS - (CASE NO.) (DATE) (REQUEST)***

1. These “findings” and “conditions” paragraphs have been formatted to allow a three-line spacing between each paragraph. Copy & paste the entire section for cases with multiple sets of findings and recommendations.
2. (text)
3. (text) (continue as needed)

***RECOMMENDATION - (CASE NO.)(DATE)***

**APPROVAL DENIAL DEFERRAL of #####, a (request description), for (legal description), based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - (CASE NO.)(DATE)(REQUEST)***

1. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
2. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
3. (text) (continue as needed)

---

---

***Maggie Gould  
Planner***

cc: Aptus Architecture, 1200 S. 5th St. Ste 206, Las Vegas, NV 89104  
Don Ahern, 1611 W. Bonanza, Las Vegas NV 89105

***Attachments***

---

---

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

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

Reviewed: no comments

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

**No Neighborhood Association(s)**

#### ***Advanced Planning***

The proposed SU-2/NCR zoning seems more advantageous to the community and compatible with the neighboring SU-2/LCR. We see no negative consequences.

### ***PUBLIC WORKS DEPARTMENT***

#### **Transportation Development (City Engineer/Planning Department):**

- Reviewed, no comments.

#### **Hydrology Development (City Engineer/Planning Department):**

- The Hydrology Section has no adverse comments regarding the Sector Development Plan amendment.

#### **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 the Sector Development Plan 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 also.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

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

***BERNALILLO COUNTY***

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

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

**South Broadway Acres Unit 1**, Lots 8, 9A, 10A, and 11A, Block C is located on Broadway Blvd SE between Wesmeco Dr SE and Bethel Dr SE. The property owners request a zone change from SU-2HM to SU2-NCR for the purpose of a rental/retail facility fo Ahern and Ace Hardware. This will have no adverse impacts on the APS district.

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

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

PNM has overhead electric lines along the west side of Broadway in the vicinity of the property and gas along the south side of the parcels. The proponent will need to contact PNM for service to the area. There is an overhead three-phase line on the west side of Broadway. There is a single-phase line on the east side of the property. Any changes or realignment of the single-phase overhead distribution line will be at the customer's expense

